



COUNTY OF LOS ANGELES  
OFFICE OF THE COUNTY COUNSEL

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LOS ANGELES, CALIFORNIA 90012-2713

ANDREA SHERIDAN ORDIN  
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April 6, 2010

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**ADOPTED**

BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

Agenda No. 8  
03/24/09

#13 APRIL 6, 2010

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

*Sachi A. Hamai*  
SACHI A. HAMAI  
EXECUTIVE OFFICER

**Re: VESTING TENTATIVE TRACT MAP NUMBER 066202-(5)  
FIFTH SUPERVISORIAL DISTRICT/THREE-VOTE MATTER**

Dear Supervisors:

Your Board previously conducted a hearing regarding the above-referenced subdivision, which proposes to create one multi-family residential lot with 31 new detached condominium units in the Sand Canyon Zoned District. At the completion of the hearing, you indicated an intent to approve the subdivision and instructed our office to prepare findings and conditions for approval. Enclosed are findings and conditions for your consideration.

Very truly yours,

ANDREA SHERIDAN ORDIN  
County Counsel

By *Elaine M. Lemke*  
ELAINE M. LEMKE  
Principal Deputy County Counsel  
Property Division

APPROVED AND RELEASED:

*John F. Krattli*  
JOHN F. KRATTLI  
Senior Assistant County Counsel

EML:vn

Enclosures

HOA.683420.1

**FINDINGS OF THE BOARD OF SUPERVISORS  
AND ORDER  
FOR VESTING TENTATIVE TRACT MAP NO. 066202-(5)**

1. The Los Angeles County ("County") Board of Supervisors ("Board") conducted a duly-noticed public hearing in the matter of Vesting Tentative Tract Map No. 066202 ("Vesting Map") on March 24, 2009. The Vesting Map was heard concurrently with Zone Change Case No. 2006-00004-(5) ("Zone Change") and Conditional Use Permit Case No. 2006-00051-(5) ("CUP"). The County Regional Planning Commission ("Commission") previously conducted a duly-noticed public hearing on the Vesting Map, Zone Change, and CUP on November 5, 2008.
2. The Vesting Map proposes to create one multi-family residential lot with 31 new detached condominium units on the 8.2-gross-acre (7.6 net acres) subject property. The undeveloped portions of the subject property, approximately 2.9 net acres, will remain permanent open space.
3. The Zone Change is a related request to authorize a change of zone from M-1 (Light Manufacturing) to RPD-10,000-4.1U (Residential Planned Development - 10,000 Square Feet Minimum Required Lot Area - 4.1 Dwelling Units per Net Acre) for the entire property. This change will allow the subdivider, under this Vesting Map and the CUP, to build 31 dwelling units at a density consistent with the zone.
4. The CUP is a related request to permit a development in compliance with Residential Planned Development ("RPD") zoning provisions, to permit a modification of building separation from 10 feet to 7.8 feet, and to allow development in compliance with the County's urban and non-urban hillside management areas.
5. The subject property is located at 16838 Sierra Highway in the Sand Canyon Zoned District.
6. The irregularly-shaped subject property is 8.2 gross acres (7.6 net acres) in size with slightly-sloping to steep-sloping topography. Five and four-tenths gross acres have slopes of zero to 25 percent, 1.2 gross acres have slopes of 25 to 50 percent, and 1.6 gross acres have slopes of 50 percent or higher.
7. Proposed grading consists of a total of 97,543 cubic yards of cut and fill (38,524 cut, 59,019 fill) with an additional import of 20,495 cubic yards of material.
8. Primary access to the proposed development is provided on the north side of the subject property by a 36-foot-wide off-site easement fronting on Quinn Drive, a 60-foot-wide public street. Emergency access is provided on the west side of the subject property by a 20-foot-wide road with a five-foot-high access gate which fronts onto Sierra Highway, a 100-foot-wide major highway. This emergency access road meets all County Fire Department requirements for such access.

9. The proposed zone change will allow for a development that addresses the needs for new housing supply in the growing Santa Clarita Valley community, and will help to achieve a balance between the location of jobs and residences in the area.
10. The subject property's current M-1 zoning became effective on August 23, 1957, following the adoption of Ordinance No. 7191 creating the Sand Canyon Zoned District.
11. Detached dwelling units are permitted in the RPD zone pursuant to section 22.20.460.B.3.a of the County Code. Thus the proposed density of 31 dwelling units is consistent with the maximum 31 dwelling units that can be accommodated by the RPD-10,000-4.1U zoning.
12. Surrounding zoning includes:
  - North: RPD-10,000-1.95U (Residential Planned Development – 10,000 Square Feet Minimum Required Lot Area – 1.95 Dwelling Units Per Acre);
  - South: RPD-10,000-1.95U and M-1;
  - East: RPD-10,000-1.95U; and
  - West: R-3 (Limited Multiple Residential-5,000 Square Feet Minimum Required Lot Area) and C-3 (Unlimited Commercial)
13. The subject property consists of one lot currently used as a semi-trailer truck storage and repair yard. The land uses for surrounding properties are as follows:
  - North: Single-family residences and vacant properties;
  - South: Single-family residences and industrial properties;
  - East: Single-family residences and vacant properties; and
  - West: Single-family residences and commercial properties
14. Approval of the Vesting Map and CUP will not become effective unless and until the Board adopts an ordinance effecting the proposed Zone Change, and such ordinance has become effective.
15. The subdivider's site plan, labeled as Exhibit "A," depicts a residential development on the subject property of one multi-family lot with 31 detached condominium units on approximately 7.6 net acres. The detached structures are arranged along the two main internal private driveways, which are 34 feet to 36 feet wide. Individual condominium units range in size from 1,615 to 2,687 square feet and are one or two-story units. The units reach a maximum height of 29 feet and seven inches. Building separation is a minimum of 7.8 feet, a modification of the RPD requirement (County Code section 22.20.460 B.3.b) of 10 feet.

16. Total proposed parking on the subject property is 92 spaces. County Code section 22.52.1180 A.1 specifies that "Each single-family residence, (shall have) two covered standard automobile parking spaces per dwelling unit," and "each two-family residence, (shall have) one and one-half covered, plus one-half uncovered standard parking spaces." The proposed project complies by providing 62 covered spaces for the 31 units, all in two-car garages. County Code section 22.52.1180 A.2.b also requires that "Guest parking shall be provided for all apartment houses containing 10 or more units at a ratio of one standard parking space for every four dwelling units," resulting in a requirement of eight guest parking spaces for this project. The proposed project exceeds the minimum requirement by providing 30 guest spaces (28 of which are standard spaces), all located along both internal private driveways.
17. The subject property is within the Hillside Management ("HM") and Urban 2 ("U2") (3.3 to 6.6 Dwelling Units per Net Acre) land use categories on the Land Use Policy Map of the Santa Clarita Valley Area Plan ("Area Plan"), a component of the Los Angeles Countywide General Plan ("General Plan"). The subject property would allow for a maximum of 44 dwelling units based on a slope density analysis. A large portion (6.5 acres) of the project site lies within the U2 land use category and a smaller portion (1.05 acres) lies within the HM category. Per the slope density analysis, the maximum density for the part of the property located in the U2 category is 43 dwellings. The portion of the property depicted within the HM category allows a maximum of 0.6 dwelling units, which rounds up to one unit. For properties that include hillside and non-hillside areas, a midpoint density is calculated, which here is 27 dwelling units. For a project to exceed that density level it must provide community benefits. The U2 category of the Area Plan is identified as particularly suitable for detached housing units and is intended to maintain the character of existing and surrounding low density residential neighborhoods with densities up to 6.6. units per net acre. In light of the 44-unit maximum density outside of the hillsides and the suitability of the U2 area for detached units, the project proposes to locate all 31 dwelling units on the U2 portion of the property with none allowed in the HM portion thereby protecting the hillsides.
18. The proposed project complies with the County's Hillside Management requirements by providing more than the required percentages of open space across the HM and U2 portions of the project site for an aggregate total of 2.9 acres of open space within the development.
19. Prior to the Commission's public hearing, an Initial Study was prepared for the project in compliance with the California Environmental Quality Act (Public Resources Code section 21000 et. seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County. The Initial Study identified potentially significant effects of the project on noise, air quality, biota, visual quality, drainage and grading, hazardous waste, recycling, underground storage tanks, sewer, emergency services, and library

services. Based on the Initial Study, the County Department of Regional Planning ("Regional Planning") determined that a Mitigated Negative Declaration ("MND") was the appropriate environmental document for the project.

Prior to the release of the proposed MND and Initial Study for public review, the subdivider made, or agreed to, revisions in the project that would avoid the effects or mitigate the effects to the environment to a point where clearly no significant effects would occur. Based on the Initial Study and agreed-upon project revisions, an MND was prepared for the project. Conditions or changes in the proposed project that are necessary to ensure the proposed project will not have a significant effect on the environment have been included in a Mitigation Monitoring Program ("MMP").

20. The MND and notice of intent to adopt the MND were submitted to the State Clearinghouse and made available for review by the public, State, and other agencies in August 2008, State Clearinghouse Number 2008081008.
21. Prior to the Commission's public hearing, correspondence was received from the City concerning impacts to the City's public parks and sewers. The City requested the addition of a condition to the project requiring the subdivider to submit a revised sewer-area study prior to the recordation of the final map.
22. During its November 5, 2008 public hearing, the Commission heard a presentation from staff and testimony from the subdivider, a representative of the City of Santa Clarita ("City") and staff from the County Department of Public Works ("Public Works").
23. During the Commission's public hearing, Public Works testified that they had worked with the City's staff and did not object to the added conditions. Additionally, the subdivider testified that he had met with the City and agreed to the sewer-area study condition.
24. During its public hearing, the Commission requested an additional condition that all concrete drainage structures be constructed in earth-tone colors. The Commission determined that a condition should require the subdivider to record a covenant, or provide in the Covenants, Conditions, and Restrictions ("CC&Rs") for the project, a full disclosure to prospective home buyers that the development is located just north of an M-1 zoned area where a semi-trailer truck storage and repair yard is located, and where other industrial uses creating noxious noises may exist in the future.
25. After taking all testimony, the Commission closed the public hearing, certified that it had reviewed all the environmental information for the project, and in compliance with CEQA and State CEQA guidelines, adopted the MND and MMP, approved the Vesting Map and CUP, and recommended adoption of the Zone Change to the Board.

26. Pursuant to section 22.60.230(B)(2) of the County Code, because the project approvals included a recommendation by the Commission to the Board on the Zone Change, the Vesting Map and CUP were automatically called up for review by the Board along with the request for the Zone Change.
27. On March 24, 2009, the Board conducted its public hearing on this project and heard a presentation from staff. Opportunity was given for interested persons to address the Board. No interested persons addressed the Board and no additional correspondence was presented.
28. At the conclusion of its March 24, 2009 public hearing, after consideration of the MND and MMP together with any comments received during the public review process, the Board adopted the MND prepared for the project, certified its completion, and determined that there is no substantial evidence that the project with mitigation will have a significant impact upon the environment.
29. The requirements of the MMP are incorporated into the conditions of approval for this project. In reaching its decision, the Board considered the MMP and determined that it is adequately designed to ensure compliance with the mitigation measures during project implementation.
30. The Board finds that this project is not exempt from California Department of Fish and Game fees pursuant to section 711.4 of the California Fish and Game Code.
31. The Board finds that the proposed use conforms with the development standards of the RPD zone as contained in sections 22.20.460.A through 22.20.460.B.13.C of the County Code except as specifically provided herein.
32. The subject property is of adequate size and shape to accommodate the yards, walls, fences, parking, landscaping, and other accessory structures, as shown on the site plan ("Exhibit A") and Vesting Map, except as otherwise modified.
33. Compatibility with surrounding land uses will be ensured through the related Zone Change, CUP, MND, and MMP.
34. There is no evidence that the proposed project will be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the project site.
35. The site is physically suitable for the type of development and density being proposed since the property has adequate building sites to be developed in accordance with the applicable County grading ordinance, has access to a County-maintained street, will be served by public sewers, will be provided with water supplies and distribution facilities to meet anticipated domestic and fire protection needs, and will have flood hazards and geologic hazards mitigated in accordance with the requirements of Public Works.

36. The design of the subdivision and the type of improvements proposed will not cause serious public health problems since sewage disposal, storm drainage, fire protection, and geologic and soils factors are addressed in the conditions of approval.
37. The design of the subdivision and the proposed improvements will not cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat. The subject property is not located in a significant ecological area and does not contain any stream courses or high value riparian habitat.
38. The design of the subdivision provides for future passive or natural heating or cooling opportunities therein.
39. The division and development of the property in the manner set forth on the Vesting Map will not unreasonably interfere with the free and complete exercise of public entity and/or public utility rights-of-way and/or easements within this map, because the design and development as set forth in the conditions of approval, and on the Vesting Map, provide adequate protection for any such easements.
40. The proposed subdivision does not contain or front upon any public waterway, river, stream, coastline, shoreline, lake, or reservoir, and is thus consistent with Chapter 4, Article 3.5 of the Subdivision Map Act, California Government Code section 66478.1 et seq.
41. The discharge of sewage from this land division into the public sewer system will not violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (commencing with section 13000) of the California Water Code.
42. The housing and employment needs of the region were considered and balanced against the public service needs of local residents and available fiscal and environmental resources when the project was determined to be consistent with the General Plan.
43. This tract map has been submitted as a "vesting" tentative map. As such, it is subject to the provisions of sections 21.38.010 through 21.38.080 of the County Code.
44. Approval of this subdivision is conditioned on the subdivider's compliance with the attached conditions of approval and MMP, as well as the conditions of approval for the CUP.

45. The location of the documents and other materials constituting the record of proceedings upon which the Board's decision is based in this matter is the Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

**THEREFORE, THE LOS ANGELES COUNTY BOARD OF SUPERVISORS:**

1. Certifies that the Mitigated Negative Declaration and Mitigation Monitoring Program prepared for the project were completed in compliance with CEQA and the State and County Guidelines related thereto, and certifies that it independently considered and reviewed the Mitigated Negative Declaration and that it reflects the independent judgment of the Board;
2. Certifies that it reviewed and considered the information contained in the Mitigated Negative Declaration and adopted it at the conclusion of its March 24, 2009 public hearing on the project; and
3. Approves Vesting Tentative Tract Map No. 066202 subject to the attached conditions.



**CONDITIONS OF APPROVAL**  
**VESTING TENTATIVE TRACT MAP NO. 066202-(5)**

1. The subdivider or any successor in interest of the subdivider (hereinafter collectively, the "subdivider") shall conform to the requirements of Title 21 of the Los Angeles County Code ("County Code") (Subdivision Ordinance). The subdivider shall also conform to the requirements of Conditional Use Permit No. 2006-00051-(5) ("CUP"), approved by the Los Angeles County ("County") Board of Supervisors ("Board") in connection with the approval of this Vesting Tentative Tract Map No. 066202 ("Vesting Map"), and to the requirements of the Mitigation Monitoring Program ("MMP").
2. Except as otherwise specified in Condition No. 3 of these conditions, and by the provisions of the CUP, the subdivider shall conform to the applicable requirements of the Residential Planned Development ("RPD") zone.
3. In accordance with the CUP, this land division is approved within a hillside area in a RPD zone as a condominium development of 31 detached units on 7.6 net acres of which 2.9 net acres (38 percent of the subject property) are open space.
4. Recordation of the final map is contingent upon Board approval of an ordinance changing the zoning on the subject property from M-1 (Light Manufacturing) to RPD-10,000-4.1U (Residential Planned Development - 10,000 Square Feet Minimum Lot Area - 4.1 Units per Net Acre).
5. For the lot created by this Vesting Map, the subdivider shall provide at least 50 feet of street frontage on the property line.
6. The subject property shall be developed and maintained in substantial compliance with the approved Vesting Map dated February 5, 2008.
7. The subdivider shall be required to permanently reserve all commonly owned areas. Such reservation shall be by establishment of a homeowners' association, maintenance district, or other appropriate means or methods to ensure to the satisfaction of the Director of the County Department of Regional Planning ("Director") the permanent reservation and continued perpetual maintenance of required commonly owned areas. (County Code section 22.56.205.1.a).
8. The subdivider shall submit a copy of any and all project Covenants, Conditions, and Restrictions ("CC&Rs") to the County Department of Regional Planning ("Regional Planning") for review and approval prior to finalization.
9. No grading permit shall be issued prior to the recordation of a final map, unless Regional Planning determines that the proposed grading conforms to the conditions of this grant and the conditions of the CUP.

10. Prior to issuance of any grading and/or building permit for this project, the subdivider shall submit to Regional Planning for review and approval three copies of a landscape plan, which may be incorporated into a revised site plan. The subdivider shall plant only native, drought-resistant plant materials within the proposed project site and include conditions in the Vesting Map's CC&Rs to require continued enforcement of this condition. The subdivider shall also plant at least one tree of a non-invasive species within the front yard of the multi-family lot, and a minimum of an additional 10 trees within the project site. The required landscape plan shall depict the location and species of all the trees and the other plant materials. Prior to final map approval, the site/landscaping plan shall be approved by the Director and a bond shall be posted with Los Angeles County Department of Public Works ("Public Works") or the subdivider shall submit other verification to the satisfaction of the Director ensuring that the required trees will be planted.
11. The subdivider shall provide slope planting and an irrigation system in accordance with the Grading Ordinance. The subdivider shall include conditions in the Vesting Map's CC&Rs or maintenance agreements that require continued maintenance of the plantings for lots that have planted slopes. Prior to final map approval, the subdivider shall submit a copy of the document to be recorded to Regional Planning.
12. The subdivider shall provide in the CC&Rs a method for the continuous maintenance of the common areas, including the driveway and the lighting system along all walkways, to the satisfaction of Regional Planning.
13. The subdivider shall reserve in the CC&Rs the right for all residents within the condominium project to use the driveways for access and to use the guest parking spaces throughout the subdivision.
14. The subdivider shall record a covenant that provides full disclosure to prospective purchasers of the homes in the development, that the project is located adjacent to existing industrial zoning (M-1) with semi-trailer truck repair and storage uses to the south permitted by such zoning. The subdivider shall submit to Regional Planning the draft covenant for review and approval prior to recordation.
15. The subdivider shall record a covenant with the County agreeing to comply with the required environmental mitigation measures. Prior to recordation, the subdivider shall submit a copy of the draft covenant to Regional Planning for review and approval.
16. The subdivider shall dedicate to the County, on the final map, the right to prohibit the construction of any structures in the open space area.

17. The subdivider shall delineate on the final map 2.9 acres of required open space as "Restricted Use Area Open Space" to be dedicated to the County to the satisfaction of the Director.
18. The subdivider shall place a note or notes on the final map, to the satisfaction of Regional Planning, that this subdivision is approved as a condominium project for a total of 31 residential units, whereby the owners of the units of air space will hold an undivided interest in the common areas, which will in turn provide the necessary access and utility easements for all of the units.
19. All concrete drainage structures in this proposed development shall use only earth-tone colors.
20. Prior to obtaining any building permit for development of the project, the subdivider shall pay a fee to the County Librarian Pursuant to Chapter 22.72 of the County Code, as this project's contribution to mitigating impacts on the library system in the Santa Clarita Valley Planning Area, in an amount set forth in said chapter at the time of payment, and provide proof of such payment to Regional Planning. The current fee amount is \$790 per dwelling unit (\$790 x 31 dwelling units = \$24,490). The fee is subject to adjustment as provided for in applicable local and state law. The subdivider may contact the County Librarian at (562) 940-8450 regarding payment of fees.
21. Within three business days following the approval date of this grant, the subdivider shall remit a processing fee in the amount of \$2,082.25 payable to the County in connection with the filing and posting of a Notice of Determination in compliance with section 21152 of the California Public Resources Code and section 711.4 of the California Fish and Game Code to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game. No land use project subject to this requirement is final, vested, or operative until the fee is paid.
22. The subdivider shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, and employees to attack, set aside, void, or annul this Vesting Map approval or related discretionary approvals, whether legislative or quasi-judicial, which action is brought within the applicable time period of section 65499.37 of the Government Code or any other applicable limitation period. The County shall promptly notify the subdivider of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the subdivider of any claim, action, or proceeding, or the County fails to reasonably cooperate in the defense, the subdivider shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

23. In the event that any claim, action, or proceeding as described above is filed against the County, the subdivider shall within 10 days of the filing pay Regional Planning an initial deposit of \$5,000 from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to subdivider or subdivider's counsel. The subdivider shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:

- a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the subdivider shall deposit additional funds to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation; and
- b. At the sole discretion of the subdivider, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents shall be paid by subdivider according to section 2.170.010 of the County Code.

Except as modified herein, this approval is subject to all the conditions set forth in the CUP, the attached MMP, and the attached reports recommended by the Subdivision Committee, which Subdivision Committee consists of members of the Public Works and the County Department of Fire, Parks and Recreation, and Public Health.

Attachments:

Subdivision Committee Reports (VTTM-066202-(5) pages 1 - 18)

Project Mitigation Measures (VTTM-066202-(5) pages 1 – 7)

Mitigation Monitoring Program (VTTM-066202-(5) pages 1 – 16)

The following reports consisting of 13 pages are the recommendations of Public Works.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – SUBDIVISION  
TRACT NO. 66202 (Rev.)

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TENTATIVE MAP DATED 02-05-2008  
EXHIBIT "A" MAP DATED 02-05-2008

6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.
7. Prior to final approval of the tract map submit a notarized affidavit to the Director of Public Works, signed by all owners of record at the time of filing of the map with the Registrar-Recorder/County Clerk's Office, stating that any proposed condominium building has not been constructed or that all buildings have not been occupied or rented and that said building will not be occupied or rented until after the filing of the map with the Registrar-Recorder/County Clerk's Office.
8. Place standard condominium notes on the final map to the satisfaction of Public Works.
9. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.
10. Quitclaim or relocate easements running through proposed structures.
11. Show open space lots on the final map and dedicate residential construction rights over the open space lots.
12. Remove existing structures prior to final map approval. Demolition permits are required from the Building and Safety office.
13. A final tract map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
14. Prior to submitting the tract map to the Director of Public Works for examination pursuant to Section 66442 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
15. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – SUBDIVISION  
TRACT NO. 66202 (Rev.)

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TENTATIVE MAP DATED 02-05-2008  
EXHIBIT "A" MAP DATED 02-05-2008

16. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation

  
Prepared by Diego G. Rivera  
tr66202L-rev3(rev'd 12-17-08).doc

Phone (626) 458-4349

Date Rev'd. 12-17-2008

**County of Los Angeles Department of Public Works  
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION  
GEOLOGIC REVIEW SHEET  
900 So. Fremont Ave., Alhambra, CA 91803  
TEL. (626) 458-4925**

**DISTRIBUTION**  
1 Geologist  
1 Soils Engineer  
1 GMED File  
1 Subdivision

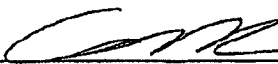
**TENTATIVE TRACT MAP** 066202  
**SUBDIVIDER** 16838 Sierra Highway, LLC  
**ENGINEER** Centerpoint Development Partners, LLC  
**GEOLOGIST & SOILS ENGINEER** Leighton & Associates, Inc.  
(Santa Clarita office)

**TENTATIVE MAP DATED** 2/5/08 (Revision, Exhibit)  
**LOCATION** Santa Clarita  
**GRADING BY SUBDIVIDER** [Y] (Y or N)  
**REPORT DATE** 2/25/08, 11/26/07

**TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOLOGIC STANDPOINT**

**THE FOLLOWING CONDITIONS MUST BE FULFILLED:**

1. The final map must be approved by the Geotechnical and Materials Engineering Division (GMED) to assure that all geotechnical requirements have been properly depicted. For Final Map clearance guidelines refer to GS051.0 in the Manual for Preparation of Geotechnical Reports (<http://www.dpw.lacounty.gov/gmed/manual.pdf>).
2. A grading plan must be geotechnically approved by the GMED prior to Final Map approval. The grading depicted on the plan must agree with the grading depicted on the tentative tract or parcel map and the conditions approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds may be required.
3. Prior to grading plan approval a detailed engineering geology and soils engineering report must be submitted that addresses the proposed grading. All recommendations of the geotechnical consultants must be incorporated into the plan (Refer to the Manual for Preparation of Geotechnical Reports at <http://www.dpw.lacounty.gov/gmed/manual.pdf>).
4. All geologic hazards associated with this proposed development must be eliminated. Alternatively, the geologic hazards may be designated as restricted use areas (RUA), and their boundaries delineated on the Final Map. These RUAs must be approved by the GMED, and the subdivider must dedicate to the County the right to prohibit the erection of buildings or other structures within the restricted use areas (refer to GS063.0 in the manual for preparation of Geotechnical Reports\*).
5. The Soils Engineering review dated 3/24/08 is attached.

Prepared by \_\_\_\_\_ Reviewed by  Date 3/12/08  
Geir Mathisen

Please complete a Customer Service Survey at <http://dpw.lacounty.gov/go/gmedsurvey>  
P:\gmedpub\Geology\_Review\Geir\Review Sheets\District 8.2 (Santa Clarita)\Tracts\66202, TM5 APP.doc



COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION

SOILS ENGINEERING REVIEW SHEET

Address: 900 S. Fremont Ave., Alhambra, CA 91803  
Telephone: (626) 458-4925  
Fax: (626) 458-4913

District Office 8.2  
PCA GMTR  
Sheet 1 of 1

Review No. 2

Tentative Tract Map 66202  
Location Santa Clarita  
Developer/Owner CDP Sierra Highway, LLC  
Engineer/Architect Jarrett Gorin  
Soils Engineer Leighton and Associates, Inc. - Santa Clarita (061699-002)  
Geologist Leighton and Associates, Inc.

DISTRIBUTION:  
\_\_\_\_ Drainage  
\_\_\_\_ Grading  
\_\_\_\_ Geo/Soils Central File  
\_\_\_\_ District Engineer  
\_\_\_\_ Geologist  
\_\_\_\_ Soils Engineer  
\_\_\_\_ Engineer/Architect

Review of:

Tentative Tract Map and Exhibit Dated by Regional Planning 2/5/08 (rev.)  
Soils Engineering and Geologic Report Dated 11/26/07  
Soils Engineering and Geologic Addendum Dated 2/25/08  
Previous Review Sheet Dated 1/10/08

ACTION:

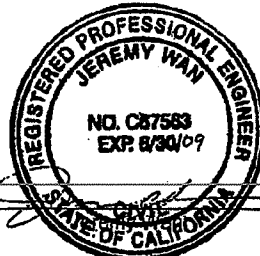
Tentative Map feasibility is recommended for approval, subject to condition below:

REMARKS:

At the grading plan stage, submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.

NOTE(S) TO THE PLAN CHECKER/BUILDING AND SAFETY DISTRICT ENGINEER:

- A. ON-SITE SOILS ARE CORROSIVE TO FERROUS METALS.
- B. PER THE SOILS ENGINEER, THE PROPOSED CANTILEVERED RETAINING WALLS WITH LEVEL AND 2:1 (H:V) BACKSLOPES SHALL BE DESIGNED FOR EFP OF 35 AND 45 PCF, RESPECTIVELY.



Prepared by \_\_\_\_\_

Date 3/24/08

Please complete a Customer Service Survey at <http://dpw.lacounty.gov/go/gmcsurvey>.

**NOTICE:** Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.  
P:\gmepubl\Soils Review\Jeremy\TR 66202, Santa Clarita, TTM-A\_5.doc

**The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:**

**REQUIREMENTS PRIOR TO GRADING PLAN APPROVAL:**

1. Submit the following approvals:
  - a. Provide soil/geology approval of the grading plan by the Geotechnical & Materials Engineering Division (GMED).
  - b. The latest drainage concept/hydrology/Standard Urban Stormwater Mitigation Plan (SUSMP) by the Storm Drain and Hydrology Section of Land Development Division.

**REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:**

2. Submit a grading plan for approval. The grading plans must show and call out the construction of at least all drainage devices and details, paved driveways, elevation and drainage of all pads, and the SUSMP devices if applicable. The applicant is required to show and call out all existing easements on the grading plan and obtain the easement holder approvals.
3. Home Owners Association (HOA)/maintenance agreement is required for privately maintained drainage devices.
4. Provide a copy of draft CC&Rs
5. Storm drain easements shown on the tentative map are no longer needed for final map approval.

 Name Tony Hui Date 10/01/08 Phone (626) 458-4921  
P:\dpub\SUBPCHECK\Grading\Tentative Map Review\066202 rev2.doc

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Dedicate the right to restrict vehicular access on Sierra Highway.
2. Dedicate right of way for a property line return radius of 17' at the intersection of Sierra Highway and Ryan Lane.
3. Close any unused driveway with standard curb, gutter, and sidewalk along the property frontage on Sierra Highway.
4. Repair or replace any street improvements damaged during construction.
5. Construct base, pavement, curb, gutter, and full width sidewalk to join existing improvements along the property frontage on Sierra Highway.
6. Construct parkway improvements (sidewalk, driveway, landings, etc.) that either serve or form a part of a Pedestrian Access Route to meet current Americans with Disabilities Act (ADA) requirements to the satisfaction of Public Works.
7. Construct infill sidewalk along the southerly portion of the property frontage on Sierra Highway to the satisfaction of Public Works.
8. Construct a curb ramp at the intersection of Sierra Highway and Ryan Lane to the satisfaction of Public Works.
9. The centerline of Private Drive "A" shall align with the centerline of Blake Way.
10. An automatic gate (for emergency vehicle access use only) shall be installed at both ends of the proposed emergency access to Sierra Highway.
11. Locate the emergency entry gate a minimum of 20 feet beyond the right of way of Sierra Highway. The gates shall be opened inward.
12. Plant street trees along the property frontage on Sierra Highway.

13. Comply with the following street lighting requirements:
- a. Provide street lights on concrete poles with underground wiring within the tract boundaries and along the property frontage on Sierra Highway to the satisfaction of Public Works. Submit street lighting plans as soon as possible for review and approval to the Street Lighting Section of the Traffic and Lighting Division. For additional information, please contact the Street Lighting Section at (626) 300-4726.
  - b. The proposed development is within an existing Lighting District. For acceptance of street light transfer of billing, all street lights in the development, or the current phase of the development, must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans. Provided the above conditions are met, all street lights in the development, or the current phase of the development, have been energized, and the developer has requested a transfer of billing at least by January 1 of the previous year, the Lighting District can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year. The transfer of billing could be delayed one or more years if the above conditions are not met.
14. Underground all existing service lines and distribution lines that are less than 50 KV and new utility lines to the satisfaction of City Engineer and Southern California Edison. Please contact Construction Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.
15. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works, or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.
16. Prepare detailed 1" = 40' scaled signing and striping plans for Sierra Highway and Quinn Drive in the vicinity of this project to the satisfaction of Public Works.
17. Obtain approval of Traffic Signal Plans (Scale 1:20) at Sierra Highway and Quinn Drive to the satisfaction of this Department's Traffic and Lighting Division prior to issuance of a building permit.

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION - ROAD  
TRACT NO. 066202 (Rev.)

Page 3/3

TENTATIVE MAP DATED 02-05-2008  
EXHIBIT MAP DATED 02-05-2008

18. Prior to final map approval, the applicant shall enter into a secured agreement/bond with Public Works to guarantee the installation of a traffic signal at Sierra Highway and Quinn Drive when the traffic conditions warrant its installation. This intersection shall be monitored by the applicant for the installation of the signals up to 3 years after the certificate of occupancy of the last unit of TR 066202 is issued. The applicant or current owner of the development shall submit an annual traffic signal warrant analysis to Traffic and Lighting Division for review and approval. When the traffic signal is warranted, the applicant or current owner of the development shall construct the signal to the satisfaction of Public Works. Any security for the traffic signal construction submitted will be returned once the construction is completed to the satisfaction of Public Works or at the expiration of the above-mentioned monitoring program.
19. Prior to approval of the final map, pay the fees established by the Board of Supervisors for the Eastside Bridge and Major Thoroughfare Construction Fee District. The fee is to be based upon the fee rate in effect at the time of final map recordation. The current applicable fee is \$15,870 per factored unit and is subject to change.



Prepared by Allan Chan  
tr66202r-rev3(rev'd 12-18-08).doc

Phone (626) 458-4921

Date 12-16-2008

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. The subdivider shall install and dedicate main line sewers and serve each lot with a separate house lateral or have approved and bonded sewer plans on file with Public Works.
2. Install off-site sewer main line to serve this subdivision to the satisfaction of Public Works.
3. A sewer area study for the proposed subdivision (PC 12000AS and PC 12001AS, dated 09-29-2008) was reviewed and approved. No additional mitigation measures are required. The sewer area study shall be invalidated should the total number of dwelling units, increase, the density increases, dwelling units occur on previously identified building restricted lots, change in the proposed sewer alignment, increase in tributary sewershed, change of the sewer collection points, or the adoption of a land use plan or a revision to the current plan. A revision to the approved sewer area study may be allowed at the discretion of the Director of Public Works. The approved sewer area study shall remain valid for two years after initial approval of the tentative map. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.
4. Per the recorded document numbers 20080594003 and 20080594003, the subdivider shall submit a revised sewer area study which calculates sewer flow for the proposed project, for the existing uses and for all future uses within the sewershed, extending downstream to the point of connection with the county trunk line. Future sewer flows shall be calculated based on the "area" X "coefficient" method as approved by the City of Santa Clarita. If upgraded City sewer facilities are required based on the total future sewer "Q" within the sewershed, then the study shall calculate an equitable "fair share" contribution and enter into a Mitigation Fee Agreement with the City of Santa Clarita to pay the fair share prior to recordation of either Tract map. Provide documentation to the satisfaction of Public Works that the City of Santa Clarita have determined this condition has been satisfied and the final map may proceed with recordation.
5. Provide a digital copy (PDF Format) of the approved area study and/or approved sewer improvement plans.
6. Easements are required, subject to review by Public Works to determine the final locations and requirements.

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION - SEWER  
TRACT NO. 066202 (Rev.)

Page 2/2

TENTATIVE MAP DATED 02-05-2008  
EXHIBIT "A" MAP DATED 02-05-2008

7. Provide any necessary off-site sanitary sewer and vehicular access easements to the satisfaction of Public Works. It shall be the sole responsibility of the subdivider to acquire the necessary easements.
8. Sewer reimbursement charges as determined by the Director of Public Works shall be paid to the County of Los Angeles before the filing of this land division map.

*Def*  
Prepared by Allen Ma  
tr66202s-rev3(rev'd 11-26-08).doc

Phone (626) 458-4921

Date Rev. 11-26-2008



**COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS**

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
WWW.DPW.LACOUNTY.GOV

TRACT NO.: 66202

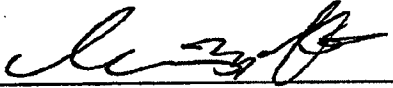
TENTATIVE MAP DATE: 2/5/2008  
EXHIBIT MAP DATE: 2/5/2008

**STORM DRAIN SECTION CONDITIONS OF APPROVAL, PHONE: (626) 458-4921**

1. The on-site storm drain system will be privately maintained. Therefore, the covered storm drain easement shown on the tentative map and exhibit map are not required.
2. Permits must be obtained from the Department of Public Works Construction Division prior to connecting to the public storm drain system.

**Prior to Improvement Plans Approval:**

1. Comply with the requirements of the Drainage Concept/Hydrology Study/Standard Urban Stormwater Mitigation Plan (SUSMP), which was conceptually approved on 5/14/2008 to the satisfaction of the Department of Public Works.

*AI* Name  Date 10/1/2008 Phone (626) 458-4921  
Elaine Kunitake



COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION - WATER  
TRACT NO. 066202 (Rev.)

Page 1/1

TENTATIVE MAP DATED 02-05-2008  
EXHIBIT "A" MAP DATED 02-05-2008

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all buildings in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. There shall be filed with Public Works a statement from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each building.
3. Easements shall be granted to the County, appropriate agency or entity for the purpose of ingress, egress, construction and maintenance of all infrastructures constructed for this land division to the satisfaction of Public Works.
4. Submit landscape and irrigation plans for each multi-family/open space lot in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.

*DGR*  
Prepared by Lana Radle  
tr66202w-rev3.doc

Phone (626) 458-4921

Date 03-24-2008



COUNTY OF LOS ANGELES  
FIRE DEPARTMENT

5823 Rickenbacker Road  
Commerce, California 90040

P.P. - Ramon

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: TR 66202 Map Date February 05, 2008 - Ex. A

C.U.P. \_\_\_\_\_ Map Grid 3067A

- ☐ FIRE DEPARTMENT HOLD on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 881-2404.
- ☒ Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 902 of the Fire Code, which requires all weather access. All weather access may require paving.
- ☒ Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.
- ☐ Where driveways extend further than 150 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.
- ☒ The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.
- ☒ Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.
- ☒ This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Fuel Modification Plan" shall be submitted and approved prior to final map clearance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
- ☒ Provide Fire Department or City approved street signs and building access numbers prior to occupancy.
- ☐ Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.
- ☐ The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.
- ☐ These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.
- ☐ The Fire Department has no additional requirements for this division of land.

Comments: Access as shown on the Exhibit Map is adequate. The proposed gates shall provide comply with Regulation 5 and shall be interconnected to have both gates open at the same time. The private driveways grade transitions shall not exceed the design limitations of a fire apparatus.

By Inspector: Juan C. Padilla Date March 28, 2008

Land Development Unit - Fire Prevention Division - (323) 890-4243, Fax (323) 890-9783



COUNTY OF LOS ANGELES  
FIRE DEPARTMENT

5823 Rickenbacker Road  
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No. TR 66202 Tentative Map Date February 05, 2008 - Ex. A

Revised Report \_\_\_\_\_

- ☐ The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at the time of building permit issuance.
- ☒ The required fire flow for public fire hydrants at this location is 1500 gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand. 1 Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- ☐ The required fire flow for private on-site hydrants is \_\_\_\_\_ gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing \_\_\_\_\_ gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.
- ☒ Fire hydrant requirements are as follows:
- Install 2 public fire hydrant(s). Verify / Upgrade existing \_\_\_\_\_ public fire hydrant(s).
- Install \_\_\_\_\_ private on-site fire hydrant(s).
- ☒ All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.
- ☐ Location: As per map on file with the office.
- ☐ Other location: \_\_\_\_\_
- ☒ All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.
- ☐ The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.
- ☒ Additional water system requirements will be required when this land is further subdivided and/or during the building permit process.
- ☐ Hydrants and fire flows are adequate to meet current Fire Department requirements.
- ☐ Fire hydrant upgrade is not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments: \_\_\_\_\_

All hydrants shall be installed in conformance with Title 20, County of Los Angeles Government Code and County of Los Angeles Fire Code, or appropriate city regulations. This shall include minimum six-inch diameter mains. Arrangements to meet these requirements must be made with the water purveyor serving the area.

By Inspector Juan C. Padilla Date March 28, 2008

Land Development Unit - Fire Prevention Division - (323) 890-4243, Fax (323) 890-9783



LOS ANGELES COUNTY  
DEPARTMENT OF PARKS AND RECREATION  
PARK OBLIGATION REPORT



Tentative Map #	66202	DRP Map Date: 02/05/2008	SCM Date: / /	Report Date: 11/26/2008
Park Planning Area #	35D	CANYON COUNTRY		Map Type: REV. (REV RECD)

Total Units  = Proposed Units  + Exempt Units

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

Park land obligation in acres or in-lieu fees:

ACRES:	0.30
IN-LIEU FEES:	\$45,747

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$45,747 in-lieu fees.

Trails:

No trails.

Comments:

\*\*The In-Lieu Fee has been updated from \$44,294 to \$45,747 to reflect the fee schedule at the time Map 66202 was advertised for public hearing in October 2008

Contact Patroceria T. Sobrepeña, Departmental Facilities Planner I, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, California, 90020 at (213) 351-5120 for further information or an appointment to make an in-lieu fee payment.

For Information on Hiking and Equestrian Trail requirements contact Trail Coordinator at (213) 351-5135.

By:

  
James Barber, Developer Obligations/Land Acquisitions

Supv D 5th  
November 26, 2008 15:22:13  
QMB02F.FRX



**LOS ANGELES COUNTY  
DEPARTMENT OF PARKS AND RECREATION  
PARK OBLIGATION WORKSHEET**



Tentative Map # <b>66202</b>	DRP Map Date: <b>02/05/2008</b>	SMC Date: <b>/ /</b>	Report Date: <b>11/26/2008</b>
Park Planning Area # <b>35D</b>	CANYON COUNTRY		Map Type: <b>REV. (REV RECD)</b>

The formula for calculating the acreage obligation and or In-lieu fee is as follows:

$$(P) \text{ people} \times (0.003) \text{ Goal} \times (U) \text{ nits} = (X) \text{ acres obligation}$$

$$(X) \text{ acres obligation} \times \text{RLV/Acre} = \text{In-Lieu Base Fee}$$

Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census\*. Assume \* people for detached single-family residences; Assume \* people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume \* people for apartment houses containing five or more dwelling units; Assume \* people for mobile homes.

Goal = The subdivision ordinance allows for the goal of 3.0 acres of park land for each 1,000 people generated by the development. This goal is calculated as "0.0030" in the formula.

U = Total approved number of Dwelling Units.

X = Local park space obligation expressed in terms of acres.

RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units **31** = Proposed Units **31** + Exempt Units **0**

	People*	Goal 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.21	0.0030	31	0.30
M.F. < 5 Units	3.03	0.0030	0	0.00
M.F. >= 5 Units	2.10	0.0030	0	0.00
Mobile Units	3.01	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				0.30

Park Planning Area = 35D CANYON COUNTRY

Goal	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.30	\$152,489	\$45,747

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
Total Provided Acre Credit:				0.00	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.30	0.00	0.00	0.30	\$152,489	\$45,747

Supv D 5th  
November 26, 2008 14:49:35  
QMB01F.FRX



COUNTY OF LOS ANGELES

## Public Health

**JONATHAN E. FIELDING, M.D., M.P.H.**  
Director and Health Officer

**JONATHAN FREEDMAN**  
Acting Chief Deputy

Environmental Health  
**ANGELO BELLOMO, REHS**  
Director of Environmental Health

Bureau of Environmental Protection  
Land Use Program  
5050 Commerce Drive, Baldwin Park, CA 91706-1423  
TEL (626) 430-5380 • FAX (626) 813-3018  
[www.lapublichealth.org/eh/prog/envirp.htm](http://www.lapublichealth.org/eh/prog/envirp.htm)



**BOARD OF SUPERVISORS**

Gloria Molina  
First District  
Yvonne B. Burke  
Second District  
Zev Yaroslavsky  
Third District  
Don Knabe  
Fourth District  
Michael D. Antonovich  
Fifth District

March 27, 2008

RFS No.08-0006794

Tract Map No. 066202

Vicinity: Canyon Country


Tentative Tract Map Date: February 5, 2008 (3<sup>rd</sup> Revision)

The County of Los Angeles Department of Public Health has no objection to this subdivision and Tentative Tract Map 066202 is cleared for public hearing. The following conditions still apply and are in force:

1. Potable water will be supplied by the Santa Clarita Water District, a public water system.
2. Sewage disposal will be provided through the public sewer and wastewater treatment facilities of the Los Angeles County Sanitation District #26 as proposed.

If you have any questions or need additional information, please contact me at (626) 430-5380.

Respectfully,

  
Becky Valenti, E.H.S. IV  
Land Use Program



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Bruce W. McClendon FAICP  
Director of Planning

July 24, 2008

**PROJECT MITIGATION MEASURES  
DUE TO ENVIRONMENTAL EVALUATION**

**Project:** VTTM 066202

**Case:** RCUPT 200600051, RZCT 200600004

The Department of Regional Planning (DRP) staff has determined that the following mitigation measures or conditions for the project are necessary to ensure that the proposed project will not cause significant impacts upon the environment.

The permittee shall deposit the sum of \$3000.00 with the Department of Regional Planning within 30 days of project approval, in order to defray the cost of reviewing and verifying the information contained in the reports required by the Mitigation Monitoring Program.

**Mitigation Measures for: Noise**

1. Noise impacts during construction shall be mitigated to protect the nearby residences. In order to minimize construction noise impacts, the applicant shall implement the following mitigation measures:

A. The applicant shall comply with all applicable sections of the County of Los Angeles noise control ordinance Title 12 Environmental Protection Noise Control (i.e. construction noise). In addition, standard construction noise attenuation measures should be included but not limited to the following: 1) maintain equipment and follow the manufacturer's recommended noise muffling devices; 2) minimize equipment idling; 3) staging and delivery areas should be located as far as feasible from nearby residences and schedule deliveries during mid-day or mid morning; and 4) to the extent feasible, utilize electrical powered tools or equipment instead of diesel powered equipment for exterior work.

B. During grading and earth material hauling activities, it is suggested that such work be prohibited on any Sunday or legal holidays, or at any other time between weekday hours of 6:00 p.m. and 8:00 a.m. (ordinance indicates construction work prohibited between 7:00 p.m. and 7:00 a.m.). "Grading" means any excavating or filling of earth material or any combination thereof conducted at a site for construction or other improvements thereon.

**Mitigation Measures for: Air Quality**

2. All off-road diesel powered engines used during construction and any excavation/grading phases must utilize aqueous diesel fuels.

3. The Project Developer/General Contractors shall implement measures to reduce the emissions of pollutants generated by heavy-duty diesel-powered equipment operating at the Project Site throughout the project construction phases. The Project Developer shall include in construction contracts the control

measures required and recommended by the SCAQMD at the time of development. Examples of the types of measures currently required and recommended include the following:

- Keep all construction equipment in proper tune in accordance with manufacturer's specifications.
  - Use late model heavy-duty diesel-powered equipment at the Project Site to the extent that it is readily available in the South Coast Air Basin (meaning that it does not have to be imported from another air basin and that the procurement of the equipment would not cause a delay in construction activities of more than two weeks).
  - Use low-emission diesel fuel for all heavy-duty diesel-powered equipment operating and refueling at the Project Site to the extent that it is readily available and cost effective in the South Coast Air Basin (meaning that it does not have to be imported from another air basin, that the procurement of the equipment would not cause a delay in construction activities of more than two weeks, that the cost of the equipment use is not more than 20 percent greater than the cost of standard equipment). (This measure does not apply to diesel-powered trucks traveling to and from the site.)
  - Utilize alternative fuel construction equipment (i.e., compressed natural gas, liquid petroleum gas, and unleaded gasoline) to the extent that the equipment is readily available and cost effective in the South Coast Air Basin (meaning that it does not have to be imported from another air basin, that the procurement of the equipment would not cause a delay in construction activities of more than two weeks, that the cost of the equipment use is not more than 20 percent greater than the cost of standard equipment).
  - Limit truck and equipment idling time to five minutes or less.
  - Rely on the electricity infrastructure surrounding the construction sites rather than electrical generators powered by internal combustion engines to the extent feasible.
4. The Project Developer/General Contractors shall implement fugitive dust control measures in accordance with SCAQMD Rule 403. The Project Developer shall include in construction contracts the control measures required and recommended by the SCAQMD at the time of development. Examples of the types of measures currently required include the following:
- Use watering to control dust generation during demolition of structures or break-up of pavement.
  - Water active grading/excavation sites and unpaved surfaces at least three times daily.
  - Cover stockpiles with tarps or apply non-toxic chemical soil binders.
  - Sweep daily (with water sweepers) all paved parking areas and staging areas.
  - Provide daily clean-up of mud and dirt carried onto paved streets from the site.
  - Install wheel washers for all exiting trucks, or wash off the tires or tracks of all trucks and equipment leaving the site.
  - Install wind breaks at the windward sides of construction areas.
  - Suspend excavation and grading activity when winds (instantaneous gusts) exceed 15 miles per hour over a 30-minute period or more.
  - An information sign shall be posted at the entrance to each construction site that identifies the permitted construction hours and provides a telephone number to call and receive information about the construction project or to report complaints regarding excessive fugitive dust generation. Any reasonable complaints shall be rectified within 24 hours of their receipt.



**Mitigation Measures for: Biota**

**5. The following mitigation measures shall be applied:**

A. To reduce the long term loss of native habitat and the potential of invasive species establishment, a landscape plan shall be submitted for review and approval by the County of Los Angeles Department of Regional Planning prior to the issuance of a grading permit. Landscaping shall provide a visual screening and erosion-preventative function. The landscape plan shall limit irrigation to within fifty feet of habitable structures, shall utilize only locally-sourced, locally indigenous plant species and varieties outside of irrigated zones, and shall use non-invasive species within irrigated zones.

B. Prior to grading, a qualified biologist shall be retained by the applicant as the biological monitor subject to the approval of the County of Los Angeles. That person shall ensure that impacts to biological resources (inclusive of special-status plants) are avoided or minimized, and shall conduct pre-grading field surveys for special-status plant and animal species that may be affected and/or eliminated as a result of grading and/or site preparation activities. During earthmoving activities, the biological monitor shall be present to relocate any vertebrate species that may come into harm's way to an appropriate offsite location of similar habitat. The biological monitor shall be authorized to stop specific grading activities if violations of mitigation measures or any local, state, or federal laws are suspected.

C. Project related activities likely to have the potential of disturbing suitable bird nesting habitat shall be prohibited from February 1 through August 31, unless the biological monitor acceptable to the Director of Planning surveys the project area prior to disturbance to confirm that disturbance to habitat will not result in the failure of nests on-site or immediately adjacent to the area of disturbance. Disturbance shall be defined as any activity that physically removes and/or damages vegetation or habitat, any action that may cause disruption of nesting behavior such as noise exceeding 90dB from equipment, or direct artificial night lighting. Surveys shall be conducted on the subject property within 300 feet of disturbance areas (500 feet for raptors) no earlier than seven (7) days prior to the commencement of disturbance. If an active nest is discovered on-site or can be reasonably deduced to exist immediately adjacent off-site (in cases where access to adjacent properties is prevented), the project biologist shall demarcate an area to be avoided by construction activity until the active nest(s) is vacated for the season and there is no evidence of further nesting attempts. This demarcated area will incorporate a buffer area surrounding the active nest that is suitable in size and habitat type to provide a reasonable expectation of breeding success for nesting birds. Limits of avoidance shall be demarcated with flagging or fencing. The project proponent shall record the results of the surveys and recommended protective measures described above and submit the records to the Department of Regional Planning to document compliance with applicable State and Federal laws pertaining to the protection of native birds.

D. Any temporary or permanent fencing or sign posts shall be of a type that does not inadvertently snare perching birds, especially raptors. In an effort to eliminate the potential of snaring, fence and sign posts shall be of a type either lacking bolt holes near the top of the post or shall have the holes filled with a nut and bolt.

E. In order to avoid impacts to nighttime wildlife activities, exterior night lighting shall be directed downward onto the property, of low intensity, at low height and shielded to prevent illumination of

surrounding properties and undeveloped areas; security lighting, if any is used, shall be on a motion detector.

F. Vegetation within the Fuel Modification Plan area outside of irrigated areas shall be thinned selectively (i.e. no wholesale clearing) so that elements of native vegetation remain. The trimming of native shrubs shall be rotated from year to year so that individual plants are able to recover from pruning and 'rest' before being pruned again. Fuel modification activities shall be accomplished by manual means (including hand-held powered equipment such as weed whackers); mowers, disking, other large machinery, or herbicides shall not be used.

G. Anticoagulants are not to be used as a method of rodent control.

**Mitigation Measures for: Drainage and Grading**

6. The project shall comply with the drainage concept/ hydrology study/ Standard Stormwater Urban Mitigation Plan approved on May 14, 2008, by Public Works.

7. A grading plan is required to be reviewed and approved by Public Works prior to issuance of any grading and building permits. All or a portion of the site is located within a potentially liquefiable area per the State of California Seismic Hazard Zones Map-Mint Canyon Quadrangle. Refer to approved feasibility by Public Works for Revised Tentative Tract No. 066202 dated February 5, 2008, by Regional Planning (Soils Review Sheet dated March 24, 2005, and Geologic Review Sheet dated March 12, 2008).

**Mitigation Measures for: Hazardous Waste**

8. The proposed project may generate household hazardous waste, which could adversely impact existing Hazardous Waste Management infrastructure. The property owner(s) shall ensure that each new homeowner of a residence in the subdivision be provided with educational materials on the proper management and disposal of household hazardous waste. The project proponent may contact Public Works for available educational materials by calling 1(888) CLEAN LA.

9. If any excavated soil is contaminated, or classified as hazardous waste by an appropriate agency, the soil must be managed and disposed in accordance with applicable Federal, State, and local laws and regulations.

**Mitigation Measures for: Recycling**

10. The developer/project proponent shall ensure that an adequate storage area is provided for the collection and removal of recyclable materials in accordance with the amended version of the California Solid Waste Reuse and Recycling Access Act of 1991. The Environmental Programs Division of Public Works, Environmental Health Services, and the Fire Department shall review and approve plans for a designated collection/storage area(s) within the subdivision for recyclable and green waste materials for this project.

11. Construction projects with a total value of over \$100,000 and demolition and grading projects in the Los Angeles County's unincorporated areas are required to recycle or reuse 50 percent of the construction and demolition debris generated per the Los Angeles County's Construction and Demolition

Debris Recycling and Reuse Ordinance. A Recycling and Reuse Plan must be submitted for review and approval by Public Works' Environmental Programs Division before a construction, demolition, or grading permit may be issued.

**Mitigation Measures for: Underground Storage Tanks**

12. Should any operation within the subject project include the construction, installation, modification, or removal of underground storage tanks, Public Works' Environmental Programs Division must be contacted for required approvals and operating permits.

**Mitigation Measures for: Sewer**

13. Although the project area is outside the jurisdictional boundaries of the County Sanitation Districts and will require annexation into the Santa Clarita Valley Sanitation District before sewerage service can be provided to the proposed development, the wastewater flow originating from the proposed project will discharge to a local sewer line, not maintained by the County sanitation Districts, for conveyance to the County Sanitation Districts' Soledad Canyon Trunk sewer, Section 5, located in Soledad Canyon Road at Sierra Highway. This 18-inch diameter trunk sewer has a design capacity of 6.4 million gallons per day (mgd) and conveyed a peak flow of 3 mgd when last measured in 2003. The expected average wastewater flow from the project site is 8,060 gallons per day. Through authorization by the California Health and Safety Code, a connection fee is necessitated by the County Sanitation Districts for the privilege of connecting (directly or indirectly) to the Districts' Sewerage System or increasing the strength or quantity of wastewater attributable to a particular parcel or operation already connected. This connection fee is a capital facilities fee that is imposed in an amount sufficient to construct an incremental expansion of the Sewerage System to accommodate the proposed project. Payment of a connection fee will be required before a permit to connect to the sewer is issued. The applicant shall contact the Connection Fee Counter of the County Sanitation Districts at (562) 908-4288, ext. 2727.

14. County Public Works' Consolidated Sewer Maintenance District is responsible for the operation and maintenance of the local sewers within the unincorporated Mint Canyon area. Therefore, the entire project will also be required to be annexed to the Consolidated Sewer Maintenance District. All sewer construction shall comply with the Los Angeles County Sanitation Districts' requirements for trunk sewer system disposal facilities. Please contact the Contract Cities Plan Check section at (626) 300-3388. Applicant is required to provide a copy of sewer area study, approved by the City of Santa Clarita and Public Works' Land Development Division.

15. Comply with all requirements and mitigation fees necessitated by the City of Santa Clarita for City Sewer Use Permit.

**Mitigation Measures for: Emergency Services**

16. The applicant shall participate in an appropriate financing mechanism, such as a developer fee or an in-kind consideration in lieu of developer fees, to provide funds for fire protection facilities which are required by new commercial, industrial or residential development in an amount proportionate to the demand created by this project. Currently, the developer fee is a set amount per square foot of building space, adjusted annually, and is due and payable at the time a building permit is issued. In the event that the developer fee is no longer in effect at the time of building permit issuance then this mitigation

measure will be required.

17. The project is within the jurisdiction of the California Highway Patrol, Newhall Area. To mitigate any problems of an increase in traffic volume creating issues with increased calls for traffic enforcement, emergency incident management, public service, assistance, response times and accident investigation, the applicant/developer shall ensure that no construction vehicles will be parked along Sierra Highway. Captain S.V. Bernard and Sergeant Martinez of the California Highway Patrol's station in the Newhall area will be in charge of monitoring this measure, in coordination with Regional Planning and Public Works.

18. In order to ensure crime prevention and for the safety and security of future residents, the applicant/developer shall implement the following measures into the site and building layout design:

- Proper lighting in open areas and parking lots and sufficient street lighting for the project streets, remaining in compliance with mitigation measure 5.(E) of the Biota section of this MMP;
- Good visibility of doors and windows from the street and between buildings;
- Provide Knox Box entry key system for law enforcement, if there are security gates planned for entry to the complex.
- Ensure that the required building address numbers be lighted and readily apparent from the street for emergency response agencies.

Captain Jacques A. La Berge and Deputy Patrick Rissler of the Los Angeles County Sheriff Department's Santa Clarita Valley Station will participate in the review of the project's design and layout, in coordination with Regional Planning and Public Works.

#### **Mitigation Measures for: Library Mitigation Fees**

19. The applicant will be required to pay library facilities mitigation fees at the time the building permits for the project are issued. The proposed project is located in the Library's Planning Area 1 (Santa Clarita Valley). The current mitigation fee for this area, which is adjusted annually based on changes in the Consumer Price Index, is \$765 per residential unit. Therefore, the applicant would be required to pay a mitigation fee of \$23,715 (\$765 x 31 residential units). The actual fee obligation for this project may be higher because the fee per residential unit will be that in effect at the time the building permits are issued.

#### **Mitigation Measures for: Mitigation Compliance**

20. As a means of ensuring compliance of all above mitigation measures, the applicant is responsible for submitting an annual mitigation compliance report to the DRP for review and responsible for replenishing the mitigation monitoring account, if necessary, until such time as all mitigation measures have been implemented and completed.

As the applicant, I agree to incorporate these changes/conditions into the project, and understand that the public hearing and consideration by a Hearing Officer or the Planning Commission will be on the project as changed/conditioned.

\_\_\_\_\_  
Applicant

07/25/08  
\_\_\_\_\_  
Date

☐ No response within 10 days. Environmental Determination requires that these changes/conditions be included in the project.

\_\_\_\_\_  
Staff

\_\_\_\_\_  
Date

**MITIGATION MONITORING PROGRAM  
PROJECT NO. VTTM 066202**

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p><b>Noise</b></p> <p>1. Noise impacts during construction shall be mitigated to protect the nearby residences. In order to minimize construction noise impacts, the applicant shall implement the following mitigation measures:</p> <p>A. The applicant shall comply with all applicable sections of the County of Los Angeles noise control ordinance Title 12 Environmental Protection Noise Control (i.e. construction noise). In addition, standard construction noise attenuation measures should be included but not limited to the following: 1) maintain equipment and follow the manufacturer's recommended noise muffling devices; 2) minimize equipment idling; 3) staging and delivery areas should be located as far as feasible from nearby residences and schedule deliveries during mid-day or mid morning; and 4) to the extent feasible, utilize electrical powered tools or equipment instead of diesel powered equipment for exterior work.</p> <p>B. During grading and earth material hauling activities, it is suggested that such work be prohibited on any Sunday or legal holidays, or at any other time between weekday hours of 6:00 p.m. and 8:00 a.m. (ordinance indicates construction work prohibited between 7:00 p.m. and 7:00 a.m.). "Grading" means any excavating or filling of earth material or any combination thereof conducted at a site for construction or other improvements thereon.</p>	Payment for implementation of noise mitigation measures to be paid prior to commencement of construction.	Monitoring to occur during construction.	Applicant	Los Angeles County Departments of Regional Planning, Public Works, and Public Health

MMP for VTTM 066202 at Sierra Highway and Quiln Drive, Canyon Country (November 5, 2008)

MITIGATION MONITORING PROGRAM  
PROJECT NO. VTTM 066202

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<b>Air Quality</b>  2. All off-road diesel powered engines used during construction and any excavation/grading phases must utilize aqueous diesel fuels.  3. The Project Developer shall implement measures to reduce the emissions of pollutants generated by heavy-duty diesel-powered equipment operating at the Project Site throughout the project construction phases. The Project Developer shall include in construction contracts the control measures required and recommended by the SCAQMD at the time of development. Examples of the types of measures currently required and recommended include the following: <ul style="list-style-type: none"> <li>• Keep all construction equipment in proper tune in accordance with manufacturer's specifications.</li> <li>• Use late model heavy-duty diesel-powered equipment at the Project Site to the extent that it is readily available in the South Coast Air Basin (meaning that it does not have to be imported from another air basin and that the procurement of the equipment would not cause a delay in construction activities of more than two weeks).</li> <li>• Use low-emission diesel fuel for all heavy-duty diesel-powered equipment operating</li> </ul>	Payment for implementation of air quality management measures to be paid prior to commencement of construction.	Monitoring to occur during construction.	Applicant	Los Angeles County Departments of Regional Planning, Public Works, and SCAQMD

MITIGATION MONITORING PROGRAM  
PROJECT NO. VTTM 066202

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>and refueling at the Project Site to the extent that it is readily available and cost effective in the South Coast Air Basin (meaning that it does not have to be imported from another air basin, that the procurement of the equipment would not cause a delay in construction activities of more than two weeks, that the cost of the equipment use is not more than 20 percent greater than the cost of standard equipment). (This measure does not apply to diesel-powered trucks traveling to and from the site.)</p> <ul style="list-style-type: none"> <li>Utilize alternative fuel construction equipment (i.e., compressed natural gas, liquid petroleum gas, and unleaded gasoline) to the extent that the equipment is readily available and cost effective in the South Coast Air Basin (meaning that it does not have to be imported from another air basin, that the procurement of the equipment would not cause a delay in construction activities of more than two weeks, that the cost of the equipment use is not more than 20 percent greater than the cost of standard equipment).</li> <li>Limit truck and equipment idling time to five minutes or less.</li> <li>Rely on the electricity</li> </ul>				



MITIGATION MONITORING PROGRAM  
PROJECT NO. VTTM 066202

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>infrastructure surrounding the construction sites rather than electrical generators powered by internal combustion engines to the extent feasible.</p> <p>4. The Project Developer shall implement fugitive dust control measures in accordance with SCAQMD Rule 403. The Project Developer shall include in construction contracts the control measures required and recommended by the SCAQMD at the time of development. Examples of the types of measures currently required and recommended include the following:</p> <ul style="list-style-type: none"> <li>• Use watering to control dust generation during demolition of structures or break-up of pavement.</li> <li>• Water active grading/excavation sites and unpaved surfaces at least three times daily.</li> <li>• Cover stockpiles with tarps or apply non-toxic chemical soil binders.</li> <li>• Sweep daily (with water sweepers) all paved parking areas and staging areas.</li> <li>• Provide daily clean-up of mud and dirt carried onto paved streets from the site.</li> <li>• Install wheel washers for all exiting trucks, or wash off the tires or tracks of all trucks and equipment leaving the site.</li> <li>• Install wind breaks at the</li> </ul>				

MMP for VTTM 066202 at Sierra Highway and Quinn Drive, Canyon Country (November 5, 2008)

MITIGATION MONITORING PROGRAM  
PROJECT NO. VTTM 066202

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>windward sides of construction areas.</p> <ul style="list-style-type: none"> <li>Suspend excavation and grading activity when winds (instantaneous gusts) exceed 15 miles per hour over a 30-minute period or more.</li> <li>An information sign shall be posted at the entrance to each construction site that identifies the permitted construction hours and provides a telephone number to call and receive information about the construction project or to report complaints regarding excessive fugitive dust generation. Any reasonable complaints shall be rectified within 24 hours of their receipt.</li> </ul>				
<p><b>Biota</b></p> <p>5. The following mitigation measures shall be applied:</p> <p>A. To reduce the long term loss of native habitat and the potential of invasive species establishment, a landscape plan shall be submitted for review and approval by the County of Los Angeles Department of Regional Planning prior to the issuance of a grading permit. Landscaping shall provide a visual screening and erosion-preventative function. The landscape plan shall limit irrigation to within fifty feet of habitable structures, shall utilize only locally-sourced, locally indigenous plant species and varieties outside of irrigated zones, and shall use non-</p>	<p>Payment for implementation of biological protective mitigation measures to be paid prior to commencement of construction.</p>	<p>Monitoring to occur during construction.</p>	<p>Applicant</p>	<p>Los Angeles County Departments of Regional Planning, Public Works, and State Department of Fish and Game.</p>

MMP for VTTM 066202 at Sierra Highway and Quinn Drive, Canyon Country (November 5, 2008)

MITIGATION MONITORING PROGRAM  
PROJECT NO. VTTM 066202

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>invasive species within irrigated zones.</p> <p>B. Project related activities likely to have the potential of disturbing suitable bird nesting habitat shall be prohibited from February 1 through August 31, unless a biological monitor acceptable to the Director of Planning surveys the project area prior to disturbance to confirm that disturbance to habitat will not result in the failure of nests on-site or immediately adjacent to the area of disturbance. Disturbance shall be defined as any activity that physically removes and/or damages vegetation or habitat, any action that may cause disruption of nesting behavior such as noise exceeding 90dB from equipment, or direct artificial night lighting.</p> <p>Surveys shall be conducted on the subject property within 300 feet of disturbance areas (500 feet for raptors) no earlier than seven (7) days prior to the commencement of disturbance. If an active nest is discovered on-site or can be reasonably deduced to exist immediately adjacent off-site (in cases where access to adjacent properties is prevented), the project biologist shall demarcate an area to be avoided by construction activity until the active nest(s) is vacated for the season and there is no evidence of further nesting attempts. This demarcated area will incorporate a buffer area surrounding the active nest that is suitable in size and habitat type to provide a reasonable expectation of breeding success for nesting birds. Limits of avoidance shall be demarcated with flagging or fencing. The project</p>				

MMP for VTTM 066202 at Sierra Highway and Quinn Drive, Canyon Country (November 5, 2008)

MITIGATION MONITORING PROGRAM  
PROJECT NO. VTTM 066202

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>proponent shall record the results of the surveys and recommended protective measures described above and submit the records to the Department of Regional Planning to document compliance with applicable State and Federal laws pertaining to the protection of native birds.</p> <p>C. Prior to grading, a qualified biologist shall be retained by the applicant as the biological monitor subject to the approval of the County of Los Angeles. That person shall ensure that impacts to biological resources (inclusive of special-status plants) are avoided or minimized, and shall conduct pre-grading field surveys for special-status plant and animal species that may be affected and/or eliminated as a result of grading and/or site preparation activities. During earthmoving activities, the biological monitor shall be present to relocate any vertebrate species that may come into harm's way to an appropriate offsite location of similar habitat. The biological monitor shall be authorized to stop specific grading activities if violations of mitigation measures or any local, state, or federal laws are suspected.</p> <p>D. Any temporary or permanent fencing or sign posts shall be of a type that does not inadvertently snare perching birds, especially raptors. In an effort to eliminate the potential of snaring, fence and sign posts shall be of a type either lacking bolt holes near the top of the post or shall have the holes filled with a nut and bolt.</p>				

MITIGATION MONITORING PROGRAM  
PROJECT NO. VTTM 066202

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>E. In order to avoid impacts to nighttime wildlife activities, exterior night lighting shall be directed downward onto the property, of low intensity, at low height and shielded to prevent illumination of surrounding properties and undeveloped areas; security lighting, if any is used, shall be on a motion detector.</p> <p>F. Vegetation within the Fuel Modification Plan area outside of irrigated areas shall be thinned selectively (i.e. no wholesale clearing) so that elements of native vegetation remain. The trimming of native shrubs shall be rotated from year to year so that individual plants are able to recover from pruning and 'rest' before being pruned again. Fuel modification activities shall be accomplished by manual means (including hand-held powered equipment such as weed whackers); mowers, diskings, other large machinery, or herbicides shall not be used.</p> <p>G. Anticoagulants are not to be used as a method of rodent control.</p>				
<p><b>Drainage and Grading</b></p> <p>6. The project shall comply with the drainage concept/ hydrology study/ Standard Stormwater Urban Mitigation Plan approved on May 14, 2008, by Public Works.</p> <p>7. The concrete collector swales or troughs that are proposed to serve the project site shall be constructed</p>	<p>Payment for implementation of protective mitigation measures to be paid prior to commencement of construction.</p>	<p>Monitoring to occur prior to issuance of grading permits.</p>	<p>Applicant</p>	<p>Los Angeles County Departments of Regional Planning, Public Works</p>

MMP for VTTM 066202 at Sierra Highway and Quinn Drive, Canyon Country (November 5, 2008)

MITIGATION MONITORING PROGRAM  
PROJECT NO. VTTM 066202

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
utilizing materials that are of earth tone colors. Native plants shall be planted for landscaping next to the drainage swales or troughs.				
8. A grading plan is required to be reviewed and approved by Public Works prior to issuance of any grading and building permits. All or a portion of the site is located within a potentially liquefiable area per the State of California Seismic Hazard Zones Map-Mint Canyon Quadrangle. Refer to approved feasibility by Public Works for Revised Tentative Tract No. 066202 dated February 5, 2008, by Regional Planning (Soils Review Sheet dated March 24, 2005, and Geologic Review Sheet dated March 12, 2008).				
<b>Hazardous Waste</b>				
9. The proposed project may generate household hazardous waste, which could adversely impact existing Hazardous Waste Management infrastructure. The property owner(s) shall ensure that each new homeowner of a residence in the subdivision be provided with educational materials on the proper management and disposal of household hazardous waste. The project proponent may contact Public Works for available educational materials by calling 1(888) CLEAN LA.	Payment for implementation of protective mitigation measures to be paid prior to commencement of construction.	Monitoring to occur prior to issuance of grading permits and during construction.	Applicant	Los Angeles County Departments of Regional Planning, Public Works, Fire Department (Health Hazardous Materials Division)
10. If any excavated soil is contaminated, or classified as hazardous waste by an appropriate agency, the soil must be managed and disposed in accordance with applicable				

MITIGATION MONITORING PROGRAM  
PROJECT NO. VTTM 066202

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
Federal, State, and local laws and regulations.				
<b>Recycling</b>				
11. The developer/project proponent shall ensure that an adequate storage area is provided for the collection and removal of recyclable materials in accordance with the amended version of the California Solid Waste Reuse and Recycling Access Act of 1991. The Environmental Programs Division of Public Works, Environmental Health Services, and the Fire Department shall review and approve plans for a designated collection/storage area(s) within the subdivision for recyclable and green waste materials for this project.	Payment for implementation of protective mitigation measures to be paid prior to commencement of construction.	Monitoring to occur prior to issuance of grading permits and during construction.	Applicant	Los Angeles County Departments of Regional Planning, Public Works (Environmental Programs Division), Fire Department (Fire Prevention Division)
12. Construction projects with a total value of over \$100,000 and demolition and grading projects in the Los Angeles County's unincorporated areas are required to recycle or reuse 50 percent of the construction and demolition debris generated per the Los Angeles County's Construction and Demolition Debris Recycling and Reuse Ordinance. A Recycling and Reuse Plan must be submitted for review and approval by Public Works' Environmental Programs Division before a construction, demolition, or grading permit may be issued.				
<b>Underground Storage Tanks</b>				
13. Should any operation within the subject project include the construction, installation, modification, or removal of underground storage tanks, Public	Payment for implementation of protective mitigation measures to be paid prior to commencement of construction.	Monitoring to occur prior to issuance of grading permits and during construction	Applicant	Los Angeles County Departments of Regional Planning, Public Works (Environmental Programs Division), Fire Department (Fire

MMP for VTTM 066202 at Sierra Highway and Quinn Drive, Canyon Country (November 5, 2008)

MITIGATION MONITORING PROGRAM  
PROJECT NO. VTTM 066202

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
Works' Environmental Programs Division must be contacted for required approvals and operating permits.				Prevention Division)
<b>Sewer</b>				
14. Although the project area is outside the jurisdictional boundaries of the County Sanitation Districts and will require annexation into the Santa Clarita Valley Sanitation District before sewerage service can be provided to the proposed development, the wastewater flow originating from the proposed project will discharge to a local sewer line, not maintained by the County sanitation Districts, for conveyance to the County Sanitation Districts' Soledad Canyon Trunk sewer, Section 5, located in Soledad Canyon Road at Sierra Highway. This 18-inch diameter trunk sewer has a design capacity of 6.4 million gallons per day (mgd) and conveyed a peak flow of 3 mgd when last measured in 2003. The expected average wastewater flow from the project site is 8,060 gallons per day. Through authorization by the California Health and Safety Code, a connection fee is necessitated by the County Sanitation Districts for the privilege of connecting (directly or indirectly) to the Districts' Sewerage System or increasing the strength or quantity of wastewater attributable to a particular parcel or operation already connected. This connection fee is a capital facilities fee that is imposed in an amount sufficient to construct an incremental expansion of the Sewerage System to accommodate the	Payment for implementation of protective mitigation measures to be paid prior to commencement of construction.	Monitoring to occur prior to issuance of grading permits and during construction	Applicant	Los Angeles County Departments of Regional Planning, Public Works (Land Development and Waterworks & Sewer Maintenance Division), County Sanitation Districts, City of Santa Clarita

MMP for VTTM 066202 at Sierra Highway and Quinn Drive, Canyon Country (November 5, 2008)



MITIGATION MONITORING PROGRAM  
PROJECT NO. VTTM 066202

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>proposed project. Payment of a connection fee will be required before a permit to connect to the sewer is issued. The applicant shall contact the Connection Fee Counter of the County Sanitation Districts at (562) 908-4288, ext. 2727.</p> <p>15. County Public Works' Consolidated Sewer Maintenance District is responsible for the operation and maintenance of the local sewers within the unincorporated Mint Canyon area. Therefore, the entire project will also be required to be annexed to the Consolidated Sewer Maintenance District. All sewer construction shall comply with the Los Angeles County Sanitation Districts' requirements for trunk sewer system disposal facilities. Please contact the Contract Cities Plan Check section at (626) 300-3388. Applicant is required to provide a copy of sewer area study, approved by the City of Santa Clarita and Public Works' Land Development Division, pursuant to Measure 15 below.</p> <p>16. Comply with all requirements and mitigation fees necessitated by the City of Santa Clarita for City Sewer Use Permit. It is required, prior to recordation of a final map for either Tract 064989 or Tract 066202, that the subdivider submit a revised sewer area study to the City of Santa Clarita which calculates sewer flow for the proposed project, for the existing uses and for all future uses within the sewer shed, extending downstream to the point of connection with the Los Angeles</p>				

**MITIGATION MONITORING PROGRAM  
PROJECT NO. VTTM 066202**

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>County Sanitation District trunk line. Future sewer flows shall be calculated based on the "area" X "coefficient" method as approved by the City of Santa Clarita. If upgraded City sewer facilities are required based on the total future sewer "Q" within the sewer shed, then the study shall calculate an equitable "fair share" contribution and enter into a Mitigation Fee Agreement with the City of Santa Clarita to pay this project's fair share for these upgrades prior to recordation of either Tract map.</p>				
<p><b>Emergency Services</b></p> <p>17. The applicant shall participate in an appropriate financing mechanism, such as a developer fee or an in-kind consideration in lieu of developer fees, to provide funds for fire protection facilities which are required by new commercial, industrial or residential development in an amount proportionate to the demand created by this project. Currently, the developer fee is a set amount per square foot of building space, adjusted annually, and is due and payable at the time a building permit is issued. In the event that the developer fee is no longer in effect at the time of building permit issuance then this mitigation measure will be required.</p> <p>18. The project is within the jurisdiction of the California Highway Patrol, Newhall Area. To mitigate any problems of an increase in traffic volume creating issues with increased calls for traffic enforcement, emergency incident management, public service,</p>	<p>Payment for implementation of emergency services measures to be paid prior to commencement of construction.</p>		<p>Monitoring to occur prior to issuance of building permits and during construction.</p>	<p>Applicant</p> <p>Los Angeles County Departments of Regional Planning, Public Works, Fire Department, Sheriff Department, California Highway Patrol</p>

MMP for VTTM 066202 at Sierra Highway and Quinn Drive, Canyon Country (November 5, 2008)

MITIGATION MONITORING PROGRAM  
PROJECT NO. VTTM 066202

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>assistance, response times and accident investigation, the applicant/developer shall ensure that no construction vehicles will be parked along Sierra Highway. Captain S.V. Bernard and Sergeant Martinez of the California Highway Patrol's station in the Newhall area will be in charge of monitoring this measure, in coordination with Regional Planning and Public Works.</p> <p>19. It order to ensure crime prevention and for the safety and security of future residents, the applicant/developer shall implement the following measures into the site and building layout design:</p> <ul style="list-style-type: none"> <li>• Proper lighting in open areas and parking lots and sufficient street lighting for the project streets, remaining in compliance with mitigation measure 5.(E) of the Biota section of this MMP;</li> <li>• Good visibility of doors and windows from the street and between buildings;</li> <li>• Provide Knox Box entry key system for law enforcement, if there are security gates planned for entry to the complex.</li> <li>• Ensure that the required building address numbers be lighted and readily apparent from the street for emergency</li> </ul>				

MITIGATION MONITORING PROGRAM  
PROJECT NO. VTTM 066202

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
response agencies.  Captain Jacques A. La Berge and Deputy Patrick Rissler of the Los Angeles County Sheriff Department's Santa Clarita Valley Station will participate in the review of the project's design and layout, in coordination with Regional Planning and Public Works.				
<b>Library Mitigation Fees</b>				
20. The applicant will be required to pay library facilities mitigation fees at the time the building permits for the project are issued. The proposed project is located in the Library's Planning Area 1 (Santa Clarita Valley). The current mitigation fee for this area, which is adjusted annually based on changes in the Consumer Price Index, is \$765 per residential unit. Therefore, the applicant would be required to pay a mitigation fee of \$23,715 (\$765 x 31 residential units). The actual fee obligation for this project may be higher because the fee per residential unit will be that in effect at the time the building permits are issued.	Payment of library facilities mitigation fees required to be paid prior to commencement of construction.		Monitoring to occur prior to issuance of building permits.	Los Angeles County Public Works and County Library
<b>Mitigation Compliance</b>				

MITIGATION MONITORING PROGRAM  
PROJECT NO. VTTM 066202

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Applicant	Monitoring Agency or Party
21. As a means of ensuring compliance of all above mitigation measures, the applicant is responsible for submitting an annual mitigation compliance report to the DRP for review and responsible for replenishing the mitigation monitoring account, if necessary, until such time as all mitigation measures have been implemented and completed.	Submittal and approval of annual Mitigation Compliance Report. Replenishment of Mitigation Monitoring account if necessary until such time as all mitigation measures have been implemented and completed.	Annually			Los Angeles County Dept. of Regional Planning



COUNTY OF LOS ANGELES  
OFFICE OF THE COUNTY COUNSEL

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ANDREA SHERIDAN ORDIN  
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April 6, 2010

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**ADOPTED**

BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES  
Agenda No. 8  
03/24/09

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

#13 APRIL 6, 2010

*Sachi A. Hamai*  
SACHI A. HAMAI  
EXECUTIVE OFFICER

Re: **CONDITIONAL USE PERMIT NUMBER 2006-00051-(5)  
FIFTH SUPERVISORIAL DISTRICT/THREE-VOTE MATTER**

Dear Supervisors:

Your Board previously conducted a hearing regarding the above-referenced conditional use permit to create one multi-family residential lot with 31 new detached condominium units in the Sand Canyon Zoned District. At the completion of hearing you indicated an intent to approved the proposed conditional use permit and instructed our office to prepare findings and conditions for approval. Enclosed are findings and conditions for your consideration.

Very truly yours,

ANDREA SHERIDAN ORDIN  
County Counsel

By *Elaine M. Lemke*  
ELAINE M. LEMKE  
Principal Deputy County Counsel  
Property Division

APPROVED AND RELEASED:

*John F. Krattli*  
JOHN F. KRATTLI  
Senior Assistant County Counsel

EML:vn

Enclosures

**FINDINGS OF THE BOARD OF SUPERVISORS  
AND ORDER  
CONDITIONAL USE PERMIT NO. 2006-00051-(5)**

1. The Los Angeles County ("County") Board of Supervisors ("Board") conducted a duly-noticed public hearing in the matter of Conditional Use Permit Case No. 2006-00051-(5) ("CUP") on March 24, 2009. The CUP was heard concurrently with Zone Change Case No. 2006-00004-(5) ("Zone Change"), and Vesting Tentative Tract Map No. 066202 ("Vesting Map"). The County Regional Planning Commission ("Commission") previously conducted a duly-noticed public hearing on the Vesting Map, Zone Change, and CUP on November 5, 2008.
2. The permittee, Centerpoint Development Partners, LLC, representing 16838 Sierra Highway, LLC, proposes to construct a condominium development of 31 detached units with two covered parking spaces per unit while leaving approximately 2.9 net acres of the subject property (38 percent) as undisturbed and disturbed open space.
3. The CUP is a request to ensure that a Planned Residential Development ("RPD") complies with the Development Program Zoning pursuant to section 22.40.040 of the Los Angeles County Code ("County Code"). As part of its application, the permittee is requesting the following modifications to otherwise applicable development standards:
  - a. Reduction of building separation from 10 feet to 7.8 feet; and
  - b. Modification of urban and non-urban hillside management area requirements.
4. The Zone Change is a related request to authorize a change of zone from M-1 (Light Manufacturing) to RPD-10,000-4.1U (Residential Planned Development - 10,000 Square Feet Minimum Required Lot Area - 4.1 Dwelling Units per Net Acre) for the entire subject property. The intent of the RPD zoning is to promote residential amenities beyond those expected under conventional development and greater flexibility in design; encourage well-planned neighborhoods; and promote appropriate use of land, which is significantly unique in its physical characteristics or other circumstances to warrant special methods of development. The RPD designation here with the CUP will allow 31 dwelling units and a density of 4.1 units per net acre as depicted on the site plan marked Exhibit "A."
5. The Vesting Map is a related request to create one multi-family residential lot with 31 new detached condominium units on 8.2 gross acres.
6. The subject property's current M-1 zoning became effective on August 23, 1957, following the adoption of Ordinance No. 7191 creating the Sand Canyon Zoned District.

7. Detached dwelling units are permitted in the RPD zone pursuant to section 22.20.460.B.3.a of the County Code. The proposed density of 31 dwelling units is consistent with the maximum 31 dwelling units that can be accommodated by the RPD-10,000-4.1U zoning.
8. Surrounding zoning includes:
  - North: RPD-10,000-1.95U (Residential Planned Development – 10,000 Square Feet Minimum Required Lot Area – 1.95 Dwelling Units Per Acre);
  - South: RPD-10,000-1.95U and M-1;
  - East: RPD-10,000-1.95U; and
  - West: R-3 (Limited Multiple Residential-5,000 Square Feet Minimum Required Lot Area) and C-3 (Unlimited Commercial)
9. The subject property consists of one lot currently used as a semi-trailer truck storage and repair yard. The land uses for surrounding properties are as follows:
  - North: Single-family residences and vacant properties;
  - South: Single-family residences and industrial properties;
  - East: Single-family residences and vacant properties; and
  - West: Single-family residences and commercial properties
10. The subject property is located at 16838 Sierra Highway in the Sand Canyon Zoned District.
11. The irregularly-shaped subject property is 8.2 gross acres (7.6 net acres) in size with slightly-sloping to steep-sloping topography. Five and four-tenths gross acres have slopes of zero to 25 percent, 1.2 gross acres have slopes of 25 to 50 percent, and 1.6 gross acres have slopes of 50 percent or higher.
12. Proposed grading consists of a total 97,543 cubic yards of cut and fill (38,524 cut, 59,019 fill) with an additional import of 20,495 cubic yards of material.
13. Primary access to the proposed development is provided on the north side of the subject property by a 36-foot-wide off-site easement fronting on Quinn Drive, a 60-foot-wide public street. Emergency access is provided on the west side of the subject property by a 20-foot-wide road with a five-foot-high access gate which fronts onto Sierra Highway, a 100-foot-wide major highway. This emergency access road meets all County Fire Department requirements for such access.
14. Approval of the Vesting Map and CUP will not become effective unless and until the Board adopts an ordinance effecting the proposed Zone Change, and such ordinance has become effective.



15. The permittee's site plan, labeled as Exhibit "A," depicts a residential development on the subject property of one multi-family lot with 31 detached condominium units on approximately 7.6 net acres. The detached structures are arranged along the two main internal private driveways, which are 34 feet to 36 feet wide. Individual condominium units range in size from 1,615 to 2,687 square feet and are one or two-story units. The units reach a maximum height of 29 feet and seven inches. Building separation is a minimum of 7.8 feet, a modification of the standard RPD requirement (County Code 22.20.460 B.3.b) of 10 feet.
16. Total proposed parking on the subject property is 92 spaces. County Code section 22.52.1180 A.1 specifies that "Each single-family residence, (shall have) two covered standard automobile parking spaces per dwelling unit," and "each two-family residence, (shall have) one and one-half covered, plus one-half uncovered standard parking spaces." The proposed project complies by providing 62 covered spaces for the 31 units, all in two-car garages. County Code section 22.52.1180 A.2.b further requires that "Guest parking shall be provided for all apartment houses containing 10 or more units at a ratio of one standard parking space for every four dwelling units," resulting in a requirement of eight guest parking spaces for this project. The proposed project exceeds this minimum requirement by providing 30 guest spaces (28 of which are standard spaces) all located along both internal private driveways.
17. The subject property is within the Hillside Management ("HM") and Urban 2 ("U2") (3.3 to 6.6 Dwelling Units per Net Acre) land use categories on the Land Use Policy Map of the Santa Clarita Valley Area Plan ("Area Plan"), a component of the Los Angeles Countywide General Plan ("General Plan"). The subject property would allow for a maximum of 44 dwelling units based on a slope density analysis. A large portion (6.5 acres) of the project site lies within the U2 land use category and a smaller portion (1.05 acres) lies within the HM category. Per the slope density analysis, the maximum density for the part of the property located in the U2 category is 43 dwelling units. The portion of the property depicted within the HM category allows a maximum of 0.6 dwelling units, which rounds up to one unit. For properties that include hillside and non-hillside designations, a midpoint density is calculated, which here is 27 dwelling units. The project must provide community benefits to exceed that density level. The U2 category of the Area Plan is identified as particularly suitable for detached housing units and is intended to maintain the character of existing and surrounding low density residential neighborhoods with densities up to 6.6 units per net acre. In light of the 44-unit maximum density outside of hillsides and the suitability of the U2 area for detached units, the project proposes to locate all 31 dwelling units on the U2 portion of the property with none allowed in the HM portion thereby protecting the hillsides.
18. Under the HM land use category, the project is required to provide 32,208 square feet (70 percent) of open space within the hillside management area. It provides 46,011 square feet of open space, which is 100 percent of the hillside

(25 percent) of open space within the Urban land use designation and provides 79,641 square feet (28 percent) of open space. The proposed RPD zoning requires that the project provide 30 percent of net area (2.0 acres) of open space and the project complies by providing 2.9 acres (43 percent).

19. During its November 5, 2008 public hearing, the Commission heard a presentation from staff, as well as testimony from the applicant and a representative of the City of Santa Clarita ("City"). Also testifying was a representative of the Los Angeles County Department of Public Works ("Public Works").
20. Prior to the Commission's public hearing, correspondence had been received from the City concerning impacts to the City's public parks and sewers. The City requested the addition of a condition to the project requiring the applicant to submit a revised sewer-area study prior to the recordation of the final map. During the Commission's hearing, Public Works stated that they had worked with the City's staff and did not object to the added conditions. Additionally, the applicant's representative testified that he had met with the City and agreed to the sewer-area study conditions.
21. During its public hearing, the Commission requested that staff add conditions requiring all concrete drainage structures be constructed in earth-tone colors. The Commission determined that the applicant shall record a covenant, or provide in the Covenants, Conditions, and Restrictions ("CC&Rs") for the project, a full disclosure to prospective home buyers that the development is located just north of an M-1 zoned area where a semi-trailer truck storage and repair yard is located, and where other industrial uses creating noxious noises may exist in the future.
22. After taking all testimony, the Commission closed the public hearing, adopted the Mitigated Negative Declaration ("MND") and Mitigation Monitoring Program ("MMP") for the project, approved the Vesting Map and CUP, and recommended adoption of the Zone Change to the Board.
23. Pursuant to section 22.60.230(B)(2) of the County Code, because the project approvals included a recommendation by the Commission to the Board on the Zone Change, the Vesting Map and CUP were automatically called up for review by the Board along with the request for the Zone Change.
24. On March 24, 2009, the Board conducted its public hearing on this project, and heard a presentation from staff. Opportunity was given for interested persons to address the Board. No interested persons addressed the Board, and no additional correspondence was presented.

25. As a condition of approval of this grant, except as otherwise stated, the permittee shall be required to comply with the applicable development standards of the RPD zone pursuant to sections 22.20.460. A through 22.20.460.B.13.C of the County Code.
26. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act (Public Resources Code section 21000 et. seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County. The Initial Study identified potentially significant effects of the project on noise, air quality, biota, drainage and grading, hazardous waste, recycling, underground storage tanks, sewer, emergency services, and library services. Prior to the release of the proposed MND and Initial Study for public review, the permittee made, or agreed to, revisions in the project that would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur. Based on the Initial Study and agreed-upon project revisions, an MND was prepared for this project. Conditions or changes in the proposed project that are necessary to ensure the proposed project will not have a significant effect on the environment have been included in the MMP.
27. The MND and notice of intent to adopt the MND were submitted to the State Clearinghouse and made available for review by the public, State, and other agencies starting in August 2008, State Clearinghouse Number 2008081008.
28. After consideration of the MND and MMP together with any comments received during the public review process, the Board finds on the basis of the whole record before the Board that there is no substantial evidence that the project as revised and conditioned will have a significant effect on the environment, and finds that the MND reflects the independent judgment and analysis of the Board. The Board adopted the MND and MMP after the close of its March 24, 2009 hearing.
29. The Board finds that this project is not exempt from California Department of Fish and Game fees pursuant to section 711.4 of the California Fish and Game Code.
30. Approval of this grant is conditioned on the permittee's compliance with the attached conditions of approval as well as the conditions of approval for the Vesting Map and the MMP.
31. In approving the set-aside or presentation of open space, the Board considered the project to be developed, the characteristics of such open space, the manner in which the open space is to be improved and maintained, and such other information as the Board deemed pertinent.

32. The subject property is suitable for the proposed use. Establishment of the proposed use at such location is in conformity with good zoning practice. Compliance with the conditions of approval will ensure compatibility with surrounding land uses and consistency with all applicable General Plan policies.
33. The location of the documents and other materials constituting the record of proceedings upon which the Board's decision is based in this matter is the Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

**BASED ON THE FOREGOING, THE BOARD OF SUPERVISORS CONCLUDES:**

- A. That the proposed use with the attached conditions and restrictions will be consistent with the adopted General Plan;
- B. That with the attached conditions and restrictions, the requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare;
- C. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area;
- D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required;
- E. That the proposed project, pursuant to section 22.20.460 B. of the County Code, complies with the intent of the residential planned development classification to promote residential amenities beyond those expected under conventional development, to achieve greater flexibility in design, to encourage well-planned neighborhoods through creative and imaginative planning as a unit, and to provide for appropriate use of land which is sufficiently unique in its physical characteristics or other circumstances to warrant special methods of development. The project further implements the goal of the residential planned development classification to reduce developmental problems in hillside areas and to preserve areas of natural scenic beauty through the encouragement of integrated planning, integrated design, and unified control of development;

- F. That the proposed project is located and designed to protect the safety of current and future community residents, and will not create significant threats to life and/or property due to the presence of geologic, seismic, slope instability, fire, flood, mud flow, or erosion hazard;
- G. That the proposed project is compatible with the natural, biotic, cultural, scenic, and open space resources of the area;
- H. That the proposed project is conveniently served by neighborhood shopping and commercial facilities, and can be provided with essential public services without imposing undue costs on the total community; and
- I. That the proposed development demonstrates creative and imaginative design, resulting in a visual quality that will complement community character and benefit current and future community residents.

**THEREFORE, THE BOARD OF SUPERVISORS:**

- 1. Certifies that the Mitigated Negative Declaration and Mitigation Monitoring Program prepared for the project were completed in compliance with CEQA and the State and County guidelines related thereto and reflect the independent judgment of the Board;
- 2. Certifies that it reviewed and considered the information contained in the Mitigated Negative Declaration and adopted it at the conclusion of its March 24, 2009 hearing on the project; and
- 3. Approves Conditional Use Permit Case No. 2006-00051-(5) subject to the attached conditions.

**CONDITIONS OF APPROVAL**  
**CONDITIONAL USE PERMIT NO. 2006-00051-(5)**

1. This grant authorizes the use of the 8.2-gross-acre subject property for a residential planned development of a maximum total of 31 detached residential condominium units on one multi-family lot, as depicted on the approved Exhibit "A" dated February 5, 2008 ("Exhibit 'A'"), subject to all of the following conditions of approval.
2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or entity making use of this grant.
3. This grant shall not be effective for any purpose unless and until:
  - a. The permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all the conditions of this grant, and that the conditions have been recorded as required by Condition Nos. 6 and 10, and until all required monies have been paid pursuant to Condition Nos. 9 and 11; and
  - b. An ordinance changing the zoning of the property from M-1 (Light Manufacturing) to RPD-10,000-4.1U (Residential Planned Development-10,000 Square Feet Minimum Required Lot Area - 4.1 Dwelling Units per Net Acre), as recommended in Zone Change No. 2006-00004-(5), has been adopted by the County Board of Supervisors ("Board") and has become effective.

Notwithstanding the foregoing, this Condition No. 3 and Condition Nos. 9, 13, and 14 shall be effective immediately upon final approval of this grant by the County.

4. If any provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
5. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the County Regional Planning Commission ("Commission") or a County hearing officer may, after conducting a public hearing, revoke or modify this grant if it is found that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health, safety, or so as to be a nuisance. In the event that the County deems it necessary to initiate such proceedings pursuant to Part 13 of Chapter 22.56 of the Los Angeles County Code ("County Code"), the permittee shall compensate the County for all costs incurred in such proceedings.

6. Prior to the use of this grant, the terms and conditions of the grant shall be recorded in the office of the County Registrar-Recorder/County Clerk. In addition, upon any transfer or lease of the subject property during the term of this grant, the permittee shall promptly provide a copy of the grant and its terms and conditions to the transferee or lessee, as applicable, of the subject property. Upon recordation, an official copy of the recorded conditions shall be provided to the Director of Regional Planning ("Director").
7. The subject property shall be developed, maintained, and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions.
8. If inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the property is being used in violation of any condition of this grant, the permittee shall be financially responsible for and shall reimburse Regional Planning for said inspections and for any enforcement efforts necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as for adherence to development in accordance with the approved site plan on file. The charge for inspections shall be the amount equal to the recovery cost at the time of payment. The current recovery cost is \$150 per inspection.
9. Within three days following the approval date of this grant, the permittee shall remit processing fees in the amount of \$2,082.25 payable to the County in connection with the filing and posting of a Notice of Determination in compliance with section 21152 of the California Public Resources Code and section 711.4 of the California Fish and Game Code to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game. No land use project subject to this requirement is final, vested, or operative until the fee is paid.
10. Permittee shall record a covenant with Regional Planning agreeing to comply with the required environmental mitigation measures. Prior to recordation, permittee shall submit a copy of the draft covenant to the Director for approval.
11. Within 30 days following project approval, the permittee shall deposit the sum of \$3,000 with Regional Planning to defray the cost of reviewing the permittee's reports and verifying compliance with the Mitigation Monitoring Program ("MMP"). The permittee shall retain the services of a qualified Environmental/Mitigation Monitoring Consultant, subject to the approval of the Director, to ensure that all applicable mitigation measures are implemented and reported in the required MMP.

12. The mitigation measures set forth in the Mitigated Negative Declaration ("MND") for the project are attached hereto and made conditions of this permit, and the permittee shall comply with the attached MMP. As a mean of ensuring the effectiveness of the MND and MMP mitigation measures, the permittee shall submit annual mitigation monitoring reports to the Director for approval, until such time as all mitigation measures have been implemented and completed. Additional reports shall be submitted as required by the Director.
13. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of section 65009 of the California Government Code, or any other applicable limitation period. The County shall notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to notify the permittee of any claim, action, or proceeding, or if the County fails to reasonably cooperate in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
14. In the event that any claim, action, or proceeding as described above in Condition No. 13 is filed against the County, the permittee shall within 10 days of the filing pay Regional Planning an initial deposit of \$5,000 to which actual costs shall be billed, and from which actual costs shall be deducted, for the purpose of defraying the expense involved in Regional Planning's cooperation in the defense, including but not limited to depositions, testimony, and other assistance to the permittee or the permittee's counsel. The permittee shall also pay the following supplemental deposits, to which actual costs shall be billed, and from which actual costs shall be deducted:
  - a. If actual litigation costs incurred reach 80 percent of the amount of the initial deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation; and
  - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents shall be paid by the permittee in accordance with section 2.170.010 of the County Code.

15. This grant shall expire unless used within two years after the recordation of the final map for Vesting Tentative Map No. 066202 ("Vesting Map"). In the event that the Vesting Map should expire without the recordation of a final map, this grant shall terminate upon the expiration of the tentative map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.



grant shall terminate upon the expiration of the tentative map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.

16. No grading permit shall be issued prior to final map recordation, unless otherwise permitted by Regional Planning.
17. The subject property shall be graded, developed, and maintained in substantial compliance with the approved Vesting Map. An amended or revised vesting tentative tract map approved for the Vesting Map may, at the discretion of the Director, constitute a revised Exhibit "A." All revised plans must be accompanied by the written authorization of the property owner.
18. All development shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A" or a revised Exhibit "A" approved by the Director.
19. Permittee shall submit a copy of the project Covenants, Conditions and Restrictions ("CC&Rs") and/or maintenance agreements and covenants to Regional Planning for review and approval prior to their finalization.
20. Prior to final map recordation, permittee shall record a covenant that provides full disclosure to prospective purchasers of the homes that the development is located adjacent to existing industrial zoning (M-1) with semi-trailer truck repair and storage uses to the south permitted by such zoning, and submit the draft covenant to Regional Planning for review and approval prior to recordation.
21. The development of the subject property shall comply with all requirements and conditions approved for the Vesting Map.
22. The permittee shall provide not less than 2.9 acres of open space within the project site, which is comprised of 1.05 acres open space area for the non-urban designated areas (100 percent of that area), and 1.8 acres undisturbed and disturbed open space area in the urban designated areas (28 percent of that area), all as depicted on the Open Space Exhibit, stamped Exhibit "B."
23. No structure shall exceed 29 feet, seven inches in height, except for chimneys and rooftop antennas. Prior to the issuance of any building permit, a site plan including exterior elevations and major architectural features shall be submitted to and approved by the Director, as a revised Exhibit "A," to ensure compliance.
24. Building separation shall be a minimum of 7.8 feet.
25. All concrete drainage structures in this proposed development shall use only earth-tone colors.

26. A minimum of 92 (required and guest) automobile parking spaces, as depicted on the approved Exhibit "A" or on an approved revised Exhibit "A," shall be developed to the specifications listed in section 22.52.1060 of the County Code and shall be continuously maintained on the subject property. There shall be at least two covered parking spaces designated for each dwelling unit for a total of 62 spaces. There shall also be at least 30 guest parking spaces distributed throughout the project site as depicted on the approved Exhibit "A" (dated February 5, 2008) or an approved revised Exhibit "A." The required parking spaces shall be continuously available for vehicular parking only and shall not be used for storage, automobile repair, or any other unauthorized use. Continual availability and maintenance of required parking spaces shall be provided for in the CC&Rs.
27. Pursuant to Chapter 22.72 of the County Code, the permittee or his successor in interest shall pay a fee to the Los Angeles County Librarian prior to issuance of any building permit, as this project's contribution to mitigating impacts on the library system in the Santa Clarita Valley Planning Area, in the amount required by Chapter 22.72 at the time of payment and provide proof of payment to Regional Planning. The current fee amount is \$790 per dwelling unit ( $\$790 \times 31$  dwelling units = \$24,490). The fee is subject to adjustment as provided for in applicable local and state law. The permittee may contact the County Librarian at (562) 940-8450 regarding payment of fees.
28. Three copies of a landscape plan which may be incorporated into a revised site plan (revised "Exhibit A") shall be submitted and approved by the Director prior to issuance of a grading permit and/or building permit.
29. All utilities shall be placed underground. Prior to the issuance of any building permit, the permittee shall provide evidence that contractual arrangements have been made with the local utilities to install underground all new facilities necessary to furnish services in the proposed development.
30. All structures shall comply with the requirements of the Division of Building and Safety of the County Department of Public Works ("Public Works").
31. Detonation of explosives or any other blasting device or material is prohibited unless required permits have been obtained and adjacent property owners have been notified.
32. All grading and construction on the subject property and appurtenant activities, including engine warm-up, shall be restricted to the hours between 7:00 a.m. and 6:00 p.m. Monday through Friday and 8:00 a.m. to 5:00 p.m. on Saturdays. No Sunday or holiday grading or construction operations are permitted. All stationary construction noise sources shall be sheltered or enclosed to minimize adverse effects on nearby residences and neighborhoods. Generators and pneumatic compressors shall be noise-protected in a manner that will minimize noise inconvenience to adjacent residences.

33. The permittee shall implement a dust control program during grading and construction to the satisfaction of the Director, and the Director of Public Works.
34. All material graded shall be sufficiently watered to prevent excessive amounts of dust during the grading and construction phase. Watering shall occur at least twice daily with complete coverage, preferably in the late morning and after construction or grading activities are done for the day. All clearing, grading, earth-moving, or excavation activities shall cease during periods of high wind (i.e., greater than 20 mph average over one hour) to prevent excessive amounts of dust.
35. The permittee shall, upon commencement of any grading activity allowed by this grant, diligently pursue all grading to completion.
36. No construction equipment or vehicles shall be parked or stored on any existing public or private streets.
37. The permittee shall obtain all necessary permits from Public Works and shall maintain all such permits in full force and effect as required throughout the life of this permit.
38. All construction and development within the subject property shall comply with the applicable provisions of the Los Angeles County Building Code and the various related mechanical, electrical, plumbing, fire, grading, and excavation codes as currently adopted by the County.
39. Except for seasonal decorations or signage provided by or for a civic or non-profit organization, all structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage that do not directly relate to the use of the property or provide pertinent information about the premises. In the event any such extraneous markings become visible, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of their visibility, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.
40. The permittee shall utilize water-saving devices and technology in the construction of this project consistent with the County Building and Plumbing Codes.
41. The property shall be developed and maintained in compliance with all applicable requirements of the County Department of Public Health ("Public Health"). Adequate water and sewage disposal facilities shall be provided to the satisfaction of said department.

contaminated soils exist, remediation shall be conducted to the satisfaction of Public Health and the California Regional Water Quality Control Board.

43. Prior to the issuance of any building permit, the permittee shall demonstrate compliance with state seismic hazard safety laws to the satisfaction of Public Works.
44. Prior to any demolition or alteration activities that may take place in the future, a licensed asbestos and lead base paint contractor shall conduct an inspection of the structures.
45. Prior to the issuance of any grading permit, the project design shall provide for the filtering of flows to capture contaminants originating from the project site to the satisfaction of, and approval by, Public Works.
46. The permittee shall comply with the Standard Urban Stormwater Mitigation Plan requirements to the satisfaction of Public Works.
47. During construction, all large-size truck trips shall be limited to off-peak commute periods.
48. During construction, the permittee shall obtain a Caltrans transportation permit as necessary for any transportation of heavy construction equipment and/or materials which requires the use of oversized-transport vehicles on state highways.
49. Prior to the issuance of any grading and/or building permit, site plans covering the applicable development phase as identified on the phasing map for Vesting Map shall be submitted to and approved by the Director substantiating that the proposed grading and/or construction:
  - a. Complies with the conditions of this grant and the standards of the zone; and
  - b. Is compatible with hillside resources.
50. The following additional residential planned development conditions shall apply:
  - a. Area. The proposed development shall be developed and maintained pursuant to Exhibit "A" to comply with the minimum five-acre parcel requirement.
  - b. Density. The project shall be limited to 31 dwelling units.
  - c. Types of Structures. Dwelling units shall be maintained as detached residential units.

- c. Types of Structures. Dwelling units shall be maintained as detached residential units.
- d. Building Coverage. Buildings shall not occupy more than 50 percent of the net area, except that common recreational buildings are excluded from this building-coverage limitation. The building coverage for the development shall be limited to of 57,719 square feet, which is approximately 17 percent of the net lot area.

Attachments:

Project Mitigation Measures ( CUP 2006-00051-(5) pages 1 – 7)

Mitigation Monitoring Program (CUP 2006-00051-(5) pages 1 – 16)



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Bruce W. McClendon FAICP  
Director of Planning

July 24, 2008

**PROJECT MITIGATION MEASURES  
DUE TO ENVIRONMENTAL EVALUATION**

**Project:** VTIM 066202

**Case:** RCUPT 200600051, RZCT 200600004

The Department of Regional Planning (DRP) staff has determined that the following mitigation measures or conditions for the project are necessary to ensure that the proposed project will not cause significant impacts upon the environment.

The permittee shall deposit the sum of \$3000.00 with the Department of Regional Planning within 30 days of project approval, in order to defray the cost of reviewing and verifying the information contained in the reports required by the Mitigation Monitoring Program.

**Mitigation Measures for: Noise**

1. Noise impacts during construction shall be mitigated to protect the nearby residences. In order to minimize construction noise impacts, the applicant shall implement the following mitigation measures:

A. The applicant shall comply with all applicable sections of the County of Los Angeles noise control ordinance Title 12 Environmental Protection Noise Control (i.e. construction noise). In addition, standard construction noise attenuation measures should be included but not limited to the following: 1) maintain equipment and follow the manufacturer's recommended noise muffling devices; 2) minimize equipment idling; 3) staging and delivery areas should be located as far as feasible from nearby residences and schedule deliveries during mid-day or mid morning; and 4) to the extent feasible, utilize electrical powered tools or equipment instead of diesel powered equipment for exterior work.

B. During grading and earth material hauling activities, it is suggested that such work be prohibited on any Sunday or legal holidays, or at any other time between weekday hours of 6:00 p.m. and 8:00 a.m. (ordinance indicates construction work prohibited between 7:00 p.m. and 7:00 a.m.). "Grading" means any excavating or filling of earth material or any combination thereof conducted at a site for construction or other improvements thereon.

**Mitigation Measures for: Air Quality**

2. All off-road diesel powered engines used during construction and any excavation/grading phases must utilize aqueous diesel fuels.

3. The Project Developer/General Contractors shall implement measures to reduce the emissions of pollutants generated by heavy-duty diesel-powered equipment operating at the Project Site throughout the project construction phases. The Project Developer shall include in construction contracts the control

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measures required and recommended by the SCAQMD at the time of development. Examples of the types of measures currently required and recommended include the following:

- Keep all construction equipment in proper tune in accordance with manufacturer's specifications.
  - Use late model heavy-duty diesel-powered equipment at the Project Site to the extent that it is readily available in the South Coast Air Basin (meaning that it does not have to be imported from another air basin and that the procurement of the equipment would not cause a delay in construction activities of more than two weeks).
  - Use low-emission diesel fuel for all heavy-duty diesel-powered equipment operating and refueling at the Project Site to the extent that it is readily available and cost effective in the South Coast Air Basin (meaning that it does not have to be imported from another air basin, that the procurement of the equipment would not cause a delay in construction activities of more than two weeks, that the cost of the equipment use is not more than 20 percent greater than the cost of standard equipment). (This measure does not apply to diesel-powered trucks traveling to and from the site.)
  - Utilize alternative fuel construction equipment (i.e., compressed natural gas, liquid petroleum gas, and unleaded gasoline) to the extent that the equipment is readily available and cost effective in the South Coast Air Basin (meaning that it does not have to be imported from another air basin, that the procurement of the equipment would not cause a delay in construction activities of more than two weeks, that the cost of the equipment use is not more than 20 percent greater than the cost of standard equipment).
  - Limit truck and equipment idling time to five minutes or less.
  - Rely on the electricity infrastructure surrounding the construction sites rather than electrical generators powered by internal combustion engines to the extent feasible.
4. The Project Developer/General Contractors shall implement fugitive dust control measures in accordance with SCAQMD Rule 403. The Project Developer shall include in construction contracts the control measures required and recommended by the SCAQMD at the time of development. Examples of the types of measures currently required include the following:
- Use watering to control dust generation during demolition of structures or break-up of pavement.
  - Water active grading/excavation sites and unpaved surfaces at least three times daily.
  - Cover stockpiles with tarps or apply non-toxic chemical soil binders.
  - Sweep daily (with water sweepers) all paved parking areas and staging areas.
  - Provide daily clean-up of mud and dirt carried onto paved streets from the site.
  - Install wheel washers for all exiting trucks, or wash off the tires or tracks of all trucks and equipment leaving the site.
  - Install wind breaks at the windward sides of construction areas.
  - Suspend excavation and grading activity when winds (instantaneous gusts) exceed 15 miles per hour over a 30-minute period or more.
  - An information sign shall be posted at the entrance to each construction site that identifies the permitted construction hours and provides a telephone number to call and receive information about the construction project or to report complaints regarding excessive fugitive dust generation. Any reasonable complaints shall be rectified within 24 hours of their receipt.

**Mitigation Measures for: Biota**

**5. The following mitigation measures shall be applied:**

A. To reduce the long term loss of native habitat and the potential of invasive species establishment, a landscape plan shall be submitted for review and approval by the County of Los Angeles Department of Regional Planning prior to the issuance of a grading permit. Landscaping shall provide a visual screening and erosion-preventative function. The landscape plan shall limit irrigation to within fifty feet of habitable structures, shall utilize only locally-sourced, locally indigenous plant species and varieties outside of irrigated zones, and shall use non-invasive species within irrigated zones.

B. Prior to grading, a qualified biologist shall be retained by the applicant as the biological monitor subject to the approval of the County of Los Angeles. That person shall ensure that impacts to biological resources (inclusive of special-status plants) are avoided or minimized, and shall conduct pre-grading field surveys for special-status plant and animal species that may be affected and/or eliminated as a result of grading and/or site preparation activities. During earthmoving activities, the biological monitor shall be present to relocate any vertebrate species that may come into harm's way to an appropriate offsite location of similar habitat. The biological monitor shall be authorized to stop specific grading activities if violations of mitigation measures or any local, state, or federal laws are suspected.

C. Project related activities likely to have the potential of disturbing suitable bird nesting habitat shall be prohibited from February 1 through August 31, unless the biological monitor acceptable to the Director of Planning surveys the project area prior to disturbance to confirm that disturbance to habitat will not result in the failure of nests on-site or immediately adjacent to the area of disturbance. Disturbance shall be defined as any activity that physically removes and/or damages vegetation or habitat, any action that may cause disruption of nesting behavior such as noise exceeding 90dB from equipment, or direct artificial night lighting. Surveys shall be conducted on the subject property within 300 feet of disturbance areas (500 feet for raptors) no earlier than seven (7) days prior to the commencement of disturbance. If an active nest is discovered on-site or can be reasonably deduced to exist immediately adjacent off-site (in cases where access to adjacent properties is prevented), the project biologist shall demarcate an area to be avoided by construction activity until the active nest(s) is vacated for the season and there is no evidence of further nesting attempts. This demarcated area will incorporate a buffer area surrounding the active nest that is suitable in size and habitat type to provide a reasonable expectation of breeding success for nesting birds. Limits of avoidance shall be demarcated with flagging or fencing. The project proponent shall record the results of the surveys and recommended protective measures described above and submit the records to the Department of Regional Planning to document compliance with applicable State and Federal laws pertaining to the protection of native birds.

D. Any temporary or permanent fencing or sign posts shall be of a type that does not inadvertently snare perching birds, especially raptors. In an effort to eliminate the potential of snaring, fence and sign posts shall be of a type either lacking bolt holes near the top of the post or shall have the holes filled with a nut and bolt.

E. In order to avoid impacts to nighttime wildlife activities, exterior night lighting shall be directed downward onto the property, of low intensity, at low height and shielded to prevent illumination of



surrounding properties and undeveloped areas; security lighting, if any is used, shall be on a motion detector.

F. Vegetation within the Fuel Modification Plan area outside of irrigated areas shall be thinned selectively (i.e. no wholesale clearing) so that elements of native vegetation remain. The trimming of native shrubs shall be rotated from year to year so that individual plants are able to recover from pruning and 'rest' before being pruned again. Fuel modification activities shall be accomplished by manual means (including hand-held powered equipment such as weed whackers); mowers, disking, other large machinery, or herbicides shall not be used.

G. Anticoagulants are not to be used as a method of rodent control.

**Mitigation Measures for: Drainage and Grading**

6. The project shall comply with the drainage concept/ hydrology study/ Standard Stormwater Urban Mitigation Plan approved on May 14, 2008, by Public Works.

7. A grading plan is required to be reviewed and approved by Public Works prior to issuance of any grading and building permits. All or a portion of the site is located within a potentially liquefiable area per the State of California Seismic Hazard Zones Map-Mint Canyon Quadrangle. Refer to approved feasibility by Public Works for Revised Tentative Tract No. 066202 dated February 5, 2008, by Regional Planning (Soils Review Sheet dated March 24, 2005, and Geologic Review Sheet dated March 12, 2008).

**Mitigation Measures for: Hazardous Waste**

8. The proposed project may generate household hazardous waste, which could adversely impact existing Hazardous Waste Management infrastructure. The property owner(s) shall ensure that each new homeowner of a residence in the subdivision be provided with educational materials on the proper management and disposal of household hazardous waste. The project proponent may contact Public Works for available educational materials by calling 1(888) CLEAN LA.

9. If any excavated soil is contaminated, or classified as hazardous waste by an appropriate agency, the soil must be managed and disposed in accordance with applicable Federal, State, and local laws and regulations.

**Mitigation Measures for: Recycling**

10. The developer/project proponent shall ensure that an adequate storage area is provided for the collection and removal of recyclable materials in accordance with the amended version of the California Solid Waste Reuse and Recycling Access Act of 1991. The Environmental Programs Division of Public Works, Environmental Health Services, and the Fire Department shall review and approve plans for a designated collection/storage area(s) within the subdivision for recyclable and green waste materials for this project.

11. Construction projects with a total value of over \$100,000 and demolition and grading projects in the Los Angeles County's unincorporated areas are required to recycle or reuse 50 percent of the construction and demolition debris generated per the Los Angeles County's Construction and Demolition

Debris Recycling and Reuse Ordinance. A Recycling and Reuse Plan must be submitted for review and approval by Public Works' Environmental Programs Division before a construction, demolition, or grading permit may be issued.

**Mitigation Measures for: Underground Storage Tanks**

12. Should any operation within the subject project include the construction, installation, modification, or removal of underground storage tanks, Public Works' Environmental Programs Division must be contacted for required approvals and operating permits.

**Mitigation Measures for: Sewer**

13. Although the project area is outside the jurisdictional boundaries of the County Sanitation Districts and will require annexation into the Santa Clarita Valley Sanitation District before sewerage service can be provided to the proposed development, the wastewater flow originating from the proposed project will discharge to a local sewer line, not maintained by the County sanitation Districts, for conveyance to the County Sanitation Districts' Soledad Canyon Trunk sewer, Section 5, located in Soledad Canyon Road at Sierra Highway. This 18-inch diameter trunk sewer has a design capacity of 6.4 million gallons per day (mgd) and conveyed a peak flow of 3 mgd when last measured in 2003. The expected average wastewater flow from the project site is 8,060 gallons per day. Through authorization by the California Health and Safety Code, a connection fee is necessitated by the County Sanitation Districts for the privilege of connecting (directly or indirectly) to the Districts' Sewerage System or increasing the strength or quantity of wastewater attributable to a particular parcel or operation already connected. This connection fee is a capital facilities fee that is imposed in an amount sufficient to construct an incremental expansion of the Sewerage System to accommodate the proposed project. Payment of a connection fee will be required before a permit to connect to the sewer is issued. The applicant shall contact the Connection Fee Counter of the County Sanitation Districts at (562) 908-4288, ext. 2727.

14. County Public Works' Consolidated Sewer Maintenance District is responsible for the operation and maintenance of the local sewers within the unincorporated Mint Canyon area. Therefore, the entire project will also be required to be annexed to the Consolidated Sewer Maintenance District. All sewer construction shall comply with the Los Angeles County Sanitation Districts' requirements for trunk sewer system disposal facilities. Please contact the Contract Cities Plan Check section at (626) 300-3388. Applicant is required to provide a copy of sewer area study, approved by the City of Santa Clarita and Public Works' Land Development Division.

15. Comply with all requirements and mitigation fees necessitated by the City of Santa Clarita for City Sewer Use Permit.

**Mitigation Measures for: Emergency Services**

16. The applicant shall participate in an appropriate financing mechanism, such as a developer fee or an in-kind consideration in lieu of developer fees, to provide funds for fire protection facilities which are required by new commercial, industrial or residential development in an amount proportionate to the demand created by this project. Currently, the developer fee is a set amount per square foot of building space, adjusted annually, and is due and payable at the time a building permit is issued. In the event that the developer fee is no longer in effect at the time of building permit issuance then this mitigation

measure will be required.

17. The project is within the jurisdiction of the California Highway Patrol, Newhall Area. To mitigate any problems of an increase in traffic volume creating issues with increased calls for traffic enforcement, emergency incident management, public service, assistance, response times and accident investigation, the applicant/developer shall ensure that no construction vehicles will be parked along Sierra Highway. Captain S.V. Bernard and Sergeant Martinez of the California Highway Patrol's station in the Newhall area will be in charge of monitoring this measure, in coordination with Regional Planning and Public Works.

18. In order to ensure crime prevention and for the safety and security of future residents, the applicant/developer shall implement the following measures into the site and building layout design:

- Proper lighting in open areas and parking lots and sufficient street lighting for the project streets, remaining in compliance with mitigation measure 5.(E) of the Biota section of this MMP;
- Good visibility of doors and windows from the street and between buildings;
- Provide Knox Box entry key system for law enforcement, if there are security gates planned for entry to the complex.
- Ensure that the required building address numbers be lighted and readily apparent from the street for emergency response agencies.

Captain Jacques A. La Berge and Deputy Patrick Rissler of the Los Angeles County Sheriff Department's Santa Clarita Valley Station will participate in the review of the project's design and layout, in coordination with Regional Planning and Public Works.

#### **Mitigation Measures for: Library Mitigation Fees**

19. The applicant will be required to pay library facilities mitigation fees at the time the building permits for the project are issued. The proposed project is located in the Library's Planning Area 1 (Santa Clarita Valley). The current mitigation fee for this area, which is adjusted annually based on changes in the Consumer Price Index, is \$765 per residential unit. Therefore, the applicant would be required to pay a mitigation fee of \$23,715 (\$765 x 31 residential units). The actual fee obligation for this project may be higher because the fee per residential unit will be that in effect at the time the building permits are issued.

#### **Mitigation Measures for: Mitigation Compliance**

20. As a means of ensuring compliance of all above mitigation measures, the applicant is responsible for submitting an annual mitigation compliance report to the DRP for review and responsible for replenishing the mitigation monitoring account, if necessary, until such time as all mitigation measures have been implemented and completed.

As the applicant, I agree to incorporate these changes/conditions into the project, and understand that the public hearing and consideration by a Hearing Officer or the Planning Commission will be on the project as changed/conditioned.

\_\_\_\_\_  
Applicant

07/25/08  
\_\_\_\_\_  
Date

[ ] No response within 10 days. Environmental Determination requires that these changes/conditions be included in the project.

\_\_\_\_\_  
Staff

\_\_\_\_\_  
Date

**MITIGATION MONITORING PROGRAM**  
**PROJECT NO. VTTM 066202**

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p><b>Noise</b></p> <p>1. Noise impacts during construction shall be mitigated to protect the nearby residences. In order to minimize construction noise impacts, the applicant shall implement the following mitigation measures:</p> <p>A. The applicant shall comply with all applicable sections of the County of Los Angeles noise control ordinance Title 12 Environmental Protection Noise Control (i.e. construction noise). In addition, standard construction noise attenuation measures should be included but not limited to the following:</p> <p>1) maintain equipment and follow the manufacturer's recommended noise muffling devices; 2) minimize equipment idling; 3) staging and delivery areas should be located as far as feasible from nearby residences and schedule deliveries during mid-day or mid morning; and 4) to the extent feasible, utilize electrical powered tools or equipment instead of diesel powered equipment for exterior work.</p> <p>B. During grading and earth material hauling activities, it is suggested that such work be prohibited on any Sunday or legal holidays, or at any other time between weekday hours of 6:00 p.m. and 8:00 a.m. (ordinance indicates construction work prohibited between 7:00 p.m. and 7:00 a.m.). "Grading" means any excavating or filling of earth material or any combination thereof conducted at a site for construction or other improvements thereon.</p>	Payment for implementation of noise mitigation measures to be paid prior to commencement of construction.	Monitoring to occur during construction.	Applicant	Los Angeles County Departments of Regional Planning, Public Works, and Public Health

MMP for VTTM 066202 at Sierra Highway and Quinn Drive, Canyon Country (November 5, 2008)

MITIGATION MONITORING PROGRAM  
PROJECT NO. VTTM 066202

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<b>Air Quality</b>				
<p>2. All off-road diesel powered engines used during construction and any excavation/grading phases must utilize aqueous diesel fuels.</p> <p>3. The Project Developer shall implement measures to reduce the emissions of pollutants generated by heavy-duty diesel-powered equipment operating at the Project Site throughout the project construction phases. The Project Developer shall include in construction contracts the control measures required and recommended by the SCAQMD at the time of development. Examples of the types of measures currently required and recommended include the following:</p> <ul style="list-style-type: none"> <li>• Keep all construction equipment in proper tune in accordance with manufacturer's specifications.</li> <li>• Use late model heavy-duty diesel-powered equipment at the Project Site to the extent that it is readily available in the South Coast Air Basin (meaning that it does not have to be imported from another air basin and that the procurement of the equipment would not cause a delay in construction activities of more than two weeks).</li> <li>• Use low-emission diesel fuel for all heavy-duty diesel-powered equipment operating</li> </ul>	Payment for implementation of air quality management measures to be paid prior to commencement of construction.	Monitoring to occur during construction.	Applicant	Los Angeles County Departments of Regional Planning, Public Works, and SCAQMD

MMP for VTTM 066202 at Sierra Highway and Quinn Drive, Canyon Country (November 5, 2008)

MITIGATION MONITORING PROGRAM  
PROJECT NO. VTTM 066202

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>and refueling at the Project Site to the extent that it is readily available and cost effective in the South Coast Air Basin (meaning that it does not have to be imported from another air basin, that the procurement of the equipment would not cause a delay in construction activities of more than two weeks, that the cost of the equipment use is not more than 20 percent greater than the cost of standard equipment). (This measure does not apply to diesel-powered trucks traveling to and from the site.)</p> <ul style="list-style-type: none"> <li>Utilize alternative fuel construction equipment (i.e., compressed natural gas, liquid petroleum gas, and unleaded gasoline) to the extent that the equipment is readily available and cost effective in the South Coast Air Basin (meaning that it does not have to be imported from another air basin, that the procurement of the equipment would not cause a delay in construction activities of more than two weeks, that the cost of the equipment use is not more than 20 percent greater than the cost of standard equipment).</li> <li>Limit truck and equipment idling time to five minutes or less.</li> <li>Rely on the electricity</li> </ul>				

MITIGATION MONITORING PROGRAM  
PROJECT NO. VTTM 066202

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>infrastructure surrounding the construction sites rather than electrical generators powered by internal combustion engines to the extent feasible.</p> <p>4. The Project Developer shall implement fugitive dust control measures in accordance with SCAQMD Rule 403. The Project Developer shall include in construction contracts the control measures required and recommended by the SCAQMD at the time of development. Examples of the types of measures currently required and recommended include the following:</p> <ul style="list-style-type: none"> <li>• Use watering to control dust generation during demolition of structures or break-up of pavement.</li> <li>• Water active grading/excavation sites and unpaved surfaces at least three times daily.</li> <li>• Cover stockpiles with tarps or apply non-toxic chemical soil binders.</li> <li>• Sweep daily (with water sweepers) all paved parking areas and staging areas.</li> <li>• Provide daily clean-up of mud and dirt carried onto paved streets from the site.</li> <li>• Install wheel washers for all exiting trucks, or wash off the tires or tracks of all trucks and equipment leaving the site.</li> <li>• Install wind breaks at the</li> </ul>				

MMP for VTTM 066202 at Sierra Highway and Quinn Drive, Canyon Country (November 5, 2008)



MITIGATION MONITORING PROGRAM  
PROJECT NO. VTTM 066202

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>windward sides of construction areas.</p> <ul style="list-style-type: none"> <li>Suspend excavation and grading activity when winds (instantaneous gusts) exceed 15 miles per hour over a 30-minute period or more.</li> <li>An information sign shall be posted at the entrance to each construction site that identifies the permitted construction hours and provides a telephone number to call and receive information about the construction project or to report complaints regarding excessive fugitive dust generation. Any reasonable complaints shall be rectified within 24 hours of their receipt.</li> </ul>				
<p><b>Biota</b></p> <p>5. The following mitigation measures shall be applied:</p> <p>A. To reduce the long term loss of native habitat and the potential of invasive species establishment, a landscape plan shall be submitted for review and approval by the County of Los Angeles Department of Regional Planning prior to the issuance of a grading permit. Landscaping shall provide a visual screening and erosion-preventative function. The landscape plan shall limit irrigation to within fifty feet of habitable structures, shall utilize only locally-sourced, locally indigenous plant species and varieties outside of irrigated zones, and shall use non-</p>	<p>Payment for implementation of biological protective mitigation measures to be paid prior to commencement of construction.</p>	<p>Monitoring to occur during construction.</p>	<p>Applicant</p>	<p>Los Angeles County Departments of Regional Planning, Public Works, and State Department of Fish and Game.</p>

MMP for VTTM 066202 at Sierra Highway and Quiln Drive, Canyon Country (November 5, 2008)

MITIGATION MONITORING PROGRAM  
PROJECT NO. VTTM 066202

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>invasive species within irrigated zones.</p> <p>B. Project related activities likely to have the potential of disturbing suitable bird nesting habitat shall be prohibited from February 1 through August 31, unless a biological monitor acceptable to the Director of Planning surveys the project area prior to disturbance to confirm that disturbance to habitat will not result in the failure of nests on-site or immediately adjacent to the area of disturbance. Disturbance shall be defined as any activity that physically removes and/or damages vegetation or habitat, any action that may cause disruption of nesting behavior such as noise exceeding 90dB from equipment, or direct artificial night lighting.</p> <p>Surveys shall be conducted on the subject property within 300 feet of disturbance areas (500 feet for raptors) no earlier than seven (7) days prior to the commencement of disturbance. If an active nest is discovered on-site or can be reasonably deduced to exist immediately adjacent off-site (in cases where access to adjacent properties is prevented), the project biologist shall demarcate an area to be avoided by construction activity until the active nest(s) is vacated for the season and there is no evidence of further nesting attempts. This demarcated area will incorporate a buffer area surrounding the active nest that is suitable in size and habitat type to provide a reasonable expectation of breeding success for nesting birds. Limits of avoidance shall be demarcated with flagging or fencing. The project</p>				

MMP for VTTM 066202 at Sierra Highway and Quinn Drive, Canyon Country (November 5, 2008)

MITIGATION MONITORING PROGRAM  
PROJECT NO. VTTM 066202

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>proponent shall record the results of the surveys and recommended protective measures described above and submit the records to the Department of Regional Planning to document compliance with applicable State and Federal laws pertaining to the protection of native birds.</p> <p>C. Prior to grading, a qualified biologist shall be retained by the applicant as the biological monitor subject to the approval of the County of Los Angeles. That person shall ensure that impacts to biological resources (inclusive of special-status plants) are avoided or minimized, and shall conduct pre-grading field surveys for special-status plant and animal species that may be affected and/or eliminated as a result of grading and/or site preparation activities. During earthmoving activities, the biological monitor shall be present to relocate any vertebrate species that may come into harm's way to an appropriate offsite location of similar habitat. The biological monitor shall be authorized to stop specific grading activities if violations of mitigation measures or any local, state, or federal laws are suspected.</p> <p>D. Any temporary or permanent fencing or sign posts shall be of a type that does not inadvertently snare perching birds, especially raptors. In an effort to eliminate the potential of snaring, fence and sign posts shall be of a type either lacking bolt holes near the top of the post or shall have the holes filled with a nut and bolt.</p>				

MMP for VTTM 066202 at Sierra Highway and Quinn Drive, Canyon Country (November 5, 2008)

MITIGATION MONITORING PROGRAM  
PROJECT NO. VTTM 066202

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>E. In order to avoid impacts to nighttime wildlife activities, exterior night lighting shall be directed downward onto the property, of low intensity, at low height and shielded to prevent illumination of surrounding properties and undeveloped areas; security lighting, if any is used, shall be on a motion detector.</p> <p>F. Vegetation within the Fuel Modification Plan area outside of irrigated areas shall be thinned selectively (i.e. no wholesale clearing) so that elements of native vegetation remain. The trimming of native shrubs shall be rotated from year to year so that individual plants are able to recover from pruning and 'rest' before being pruned again. Fuel modification activities shall be accomplished by manual means (including hand-held powered equipment such as weed whackers); mowers, diskings, other large machinery, or herbicides shall not be used.</p> <p>G. Anticoagulants are not to be used as a method of rodent control.</p>				
<p><b>Drainage and Grading</b></p> <p>6. The project shall comply with the drainage concept/ hydrology study/ Standard Stormwater Urban Mitigation Plan approved on May 14, 2008, by Public Works.</p> <p>7. The concrete collector swales or troughs that are proposed to serve the project site shall be constructed</p>	<p>Payment for implementation of protective mitigation measures to be paid prior to commencement of construction.</p>	<p>Monitoring to occur prior to issuance of grading permits.</p>	<p>Applicant</p>	<p>Los Angeles County Departments of Regional Planning, Public Works</p>

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utilizing materials that are of earth tone colors. Native plants shall be planted for landscaping next to the drainage swales or troughs.				
8. A grading plan is required to be reviewed and approved by Public Works prior to issuance of any grading and building permits. All or a portion of the site is located within a potentially liquefiable area per the State of California Seismic Hazard Zones Map-Mint Canyon Quadrangle. Refer to approved feasibility by Public Works for Revised Tentative Tract No. 066202 dated February 5, 2008, by Regional Planning (Soils Review Sheet dated March 24, 2005, and Geologic Review Sheet dated March 12, 2008).				
<b>Hazardous Waste</b>				
9. The proposed project may generate household hazardous waste, which could adversely impact existing Hazardous Waste Management infrastructure. The property owner(s) shall ensure that each new homeowner of a residence in the subdivision be provided with educational materials on the proper management and disposal of household hazardous waste. The project proponent may contact Public Works for available educational materials by calling 1(888) CLEAN LA.	Payment for implementation of protective mitigation measures to be paid prior to commencement of construction.	Monitoring to occur prior to issuance of grading permits and during construction.	Applicant	Los Angeles County Departments of Regional Planning, Public Works, Fire Department (Health Hazardous Materials Division)
10. If any excavated soil is contaminated, or classified as hazardous waste by an appropriate agency, the soil must be managed and disposed in accordance with applicable				

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Federal, State, and local laws and regulations.				
<b>Recycling</b>				
<p>11. The developer/project proponent shall ensure that an adequate storage area is provided for the collection and removal of recyclable materials in accordance with the amended version of the California Solid Waste Reuse and Recycling Access Act of 1991. The Environmental Programs Division of Public Works, Environmental Health Services, and the Fire Department shall review and approve plans for a designated collection/storage area(s) within the subdivision for recyclable and green waste materials for this project.</p> <p>12. Construction projects with a total value of over \$100,000 and demolition and grading projects in the Los Angeles County's unincorporated areas are required to recycle or reuse 50 percent of the construction and demolition debris generated per the Los Angeles County's Construction and Demolition Debris Recycling and Reuse Ordinance. A Recycling and Reuse Plan must be submitted for review and approval by Public Works' Environmental Programs Division before a construction, demolition, or grading permit may be issued.</p>	Payment for implementation of protective mitigation measures to be paid prior to commencement of construction.	Monitoring to occur prior to issuance of grading permits and during construction.	Applicant	Los Angeles County Departments of Regional Planning, Public Works (Environmental Programs Division), Fire Department (Fire Prevention Division)
<b>Underground Storage Tanks</b>				
13. Should any operation within the subject project include the construction, installation, modification, or removal of underground storage tanks, Public	Payment for implementation of protective mitigation measures to be paid prior to commencement of construction.	Monitoring to occur prior to issuance of grading permits and during construction	Applicant	Los Angeles County Departments of Regional Planning, Public Works (Environmental Programs Division), Fire Department (Fire

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Works' Environmental Programs Division must be contacted for required approvals and operating permits.				Prevention Division)
<b>Sewer</b> 14. Although the project area is outside the jurisdictional boundaries of the County Sanitation Districts and will require annexation into the Santa Clarita Valley Sanitation District before sewerage service can be provided to the proposed development, the wastewater flow originating from the proposed project will discharge to a local sewer line, not maintained by the County sanitation Districts, for conveyance to the County Sanitation Districts' Soledad Canyon Trunk sewer, Section 5, located in Soledad Canyon Road at Sierra Highway. This 18-inch diameter trunk sewer has a design capacity of 6.4 million gallons per day (mgd) and conveyed a peak flow of 3 mgd when last measured in 2003. The expected average wastewater flow from the project site is 8,060 gallons per day. Through authorization by the California Health and Safety Code, a connection fee is necessitated by the County Sanitation Districts for the privilege of connecting (directly or indirectly) to the Districts' Sewerage System or increasing the strength or quantity of wastewater attributable to a particular parcel or operation already connected. This connection fee is a capital facilities fee that is imposed in an amount sufficient to construct an incremental expansion of the Sewerage System to accommodate the	Payment for implementation of protective mitigation measures to be paid prior to commencement of construction.	Monitoring to occur prior to issuance of grading permits and during construction	Applicant	Los Angeles County Departments of Regional Planning, Public Works (Land Development and Waterworks & Sewer Maintenance Division), County Sanitation Districts, City of Santa Clarita

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<p>proposed project. Payment of a connection fee will be required before a permit to connect to the sewer is issued. The applicant shall contact the Connection Fee Counter of the County Sanitation Districts at (562) 908-4288, ext. 2727.</p>				
<p>15. County Public Works' Consolidated Sewer Maintenance District is responsible for the operation and maintenance of the local sewers within the unincorporated Mint Canyon area. Therefore, the entire project will also be required to be annexed to the Consolidated Sewer Maintenance District. All sewer construction shall comply with the Los Angeles County Sanitation Districts' requirements for trunk sewer system disposal facilities. Please contact the Contract Cities Plan Check section at (626) 300-3388. Applicant is required to provide a copy of sewer area study, approved by the City of Santa Clarita and Public Works' Land Development Division, pursuant to Measure 15 below.</p>				
<p>16. Comply with all requirements and mitigation fees necessitated by the City of Santa Clarita for City Sewer Use Permit. It is required, prior to recordation of a final map for either Tract 064989 or Tract 066202, that the subdivider submit a revised sewer area study to the City of Santa Clarita which calculates sewer flow for the proposed project, for the existing uses and for all future uses within the sewer shed, extending downstream to the point of connection with the Los Angeles</p>				

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County Sanitation District trunk line. Future sewer flows shall be calculated based on the "area" X "coefficient" method as approved by the City of Santa Clarita. If upgraded City sewer facilities are required based on the total future sewer "Q" within the sewer shed, then the study shall calculate an equitable "fair share" contribution and enter into a Mitigation Fee Agreement with the City of Santa Clarita to pay this project's fair share for these upgrades prior to recordation of either Tract map.				
<b>Emergency Services</b>				
17. The applicant shall participate in an appropriate financing mechanism, such as a developer fee or an in-kind consideration in lieu of developer fees, to provide funds for fire protection facilities which are required by new commercial, industrial or residential development in an amount proportionate to the demand created by this project. Currently, the developer fee is a set amount per square foot of building space, adjusted annually, and is due and payable at the time a building permit is issued. In the event that the developer fee is no longer in effect at the time of building permit issuance then this mitigation measure will be required.	Payment for implementation of emergency services measures to be paid prior to commencement of construction.	Monitoring to occur prior to issuance of building permits and during construction.	Applicant	Los Angeles County Departments of Regional Planning, Public Works, Fire Department, Sheriff Department, California Highway Patrol
18. The project is within the jurisdiction of the California Highway Patrol, Newhall Area. To mitigate any problems of an increase in traffic volume creating issues with increased calls for traffic enforcement, emergency incident management, public service,				

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<p>assistance, response times and accident investigation, the applicant/developer shall ensure that no construction vehicles will be parked along Sierra Highway. Captain S.V. Bernard and Sergeant Martinez of the California Highway Patrol's station in the Newhall area will be in charge of monitoring this measure, in coordination with Regional Planning and Public Works.</p> <p>19. It order to ensure crime prevention and for the safety and security of future residents, the applicant/developer shall implement the following measures into the site and building layout design:</p> <ul style="list-style-type: none"> <li>• Proper lighting in open areas and parking lots and sufficient street lighting for the project streets, remaining in compliance with mitigation measure 5.(E) of the Biota section of this MMP;</li> <li>• Good visibility of doors and windows from the street and between buildings;</li> <li>• Provide Knox Box entry key system for law enforcement, if there are security gates planned for entry to the complex.</li> <li>• Ensure that the required building address numbers be lighted and readily apparent from the street for emergency</li> </ul>				

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response agencies.  Captain Jacques A. La Berge and Deputy Patrick Rissler of the Los Angeles County Sheriff Department's Santa Clarita Valley Station will participate in the review of the project's design and layout, in coordination with Regional Planning and Public Works.				
<b>Library Mitigation Fees</b>				
20. The applicant will be required to pay library facilities mitigation fees at the time the building permits for the project are issued. The proposed project is located in the Library's Planning Area 1 (Santa Clarita Valley). The current mitigation fee for this area, which is adjusted annually based on changes in the Consumer Price Index, is \$765 per residential unit. Therefore, the applicant would be required to pay a mitigation fee of \$23,715 (\$765 x 31 residential units). The actual fee obligation for this project may be higher because the fee per residential unit will be that in effect at the time the building permits are issued.	Payment of library facilities mitigation fees required to be paid prior to commencement of construction.	Monitoring to occur prior to issuance of building permits.		Los Angeles County Public Works and County Library
<b>Mitigation Compliance</b>				

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21. As a means of ensuring compliance of all above mitigation measures, the applicant is responsible for submitting an annual mitigation compliance report to the DRP for review and responsible for replenishing the mitigation monitoring account, if necessary, until such time as all mitigation measures have been implemented and completed.	Submittal and approval of annual Mitigation Compliance Report. Replenishment of Mitigation Monitoring account if necessary until such time as all mitigation measures have been implemented and completed.	Annually	Applicant	Los Angeles County Dept. of Regional Planning